

File No.: 04-1000-20-2025-146

June 5, 2025

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of February 26, 2025 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of Development Permit application, architectural drawings, arborist report, geotechnical report, and site survey for Development Permit DP-2024-00701 (4888 Pine Crescent). Date range: July 10, 2024 to February 25, 2025.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1)(l) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Please note that Development, Buildings and Licensing staff have advised our office that there is no geotechnical report.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-146); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

December 11, 2024

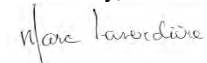
RE: Letter of Assurance - For property located at 4888 Pine Crescent., Vancouver, BC

Further to the Arborist Report dated December 11, 2024, this serves to confirm that Davey Resource Group will provide site supervision for work adjacent to and within the Critical Root Zones of retained trees. Site Supervision Reports will be provided, which must be submitted to the City for review. Site supervision will occur:

- During the excavation for the proposed building #1 adjacent to, and within the Tree Protection Zone of Tree #2 and Hedge #1; the north crawl space foundation wall within this Zone must use an 'L' shaped footing and a reduced line of excavation (no more than 1 ft from the foundation) to reduce encroachment and the line of excavation required into the Critical Root Zone, and
- During the removal of Hedge #1 within the Tree Protection Zone of Tree #2; this work could be done with the equipment by pulling up gently the cedar tree one by one, and
- During the removal of Hedge #9 within the Tree Protection Zone of city Tree #4; this work could be done with the equipment by pulling up gently the cedar tree one by one, and
- To supervise any work within any Tree Protection Zone on the subject site. Work includes, but is not limited to any: demolition, excavation, the installation or removal of landscaping (tree, stumps, shrubs, groundcover, etc.), the installation or removal of impermeable surfaces (concrete, asphalt, pavers, fencing, footings, etc.), installation of services (gas, sewer, storm, sanitary, communications, electrical, irrigation, etc.), during the installation of patios, or any hard scape, during the installation of footings for fences, walls, decorative walls, retaining walls, deck footings.
- Any other time upon request. Root pruning will be performed where necessary. **Three business day's notification is generally required to arrange for site supervision or site inspections; same day or short notice call outs will be subject to additional charges.**
- Trees must be adequately watered during the entire construction process. Any roots exposed from lines of excavation must be covered with burlap and poly plastic in an effort to prevent desiccation of exposed roots. Absolutely no grade changes are to occur within the Critical Root Zones of retained trees.
- Construction materials are not to be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE – DO NOT ENTER OR MODIFY'. TPZ is to be modified by the site Arborist only; contact your project Arborist for any TPZ barrier issues. **All workers must be notified of the Tree Protection Zones, and that entry into these zones is not permitted.**

It is the responsibility of the property owner, acting agent or building contractor to schedule inspections and/or site supervision. A copy of this Letter must be attached to the contractors final set of approved plans.

Yours truly,



Marc Laverdiere – sent electronically

Consulting Arborist

ISA Certified Arborist #PN – 5958A

ISA TRAQ Certified Tree Risk Assessor

Marc.Laverdiere@Davey.com

Limitations: Monitoring any portion of the development or construction process provides no undertakings regarding the future condition or behaviour of the tree(s). Recommendations are to serve only as a guideline for the retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). Tree conditions do change overtime, and the evaluation period is valid for the day on which it was performed only. No responsibility is assumed for any legal matters as a result of the retention of the tree(s). The consultant shall not be required to give testimony or attend court by any reason unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this document invalidates the entire document. Possession of this document does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this document shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

This serves to confirm that Davey Resource Group will provide the services as outlined above.

Print OWNER Name:

Phone number:

Signature:



Email address:

Date:

FAILURE TO COMPLY – failure to have the Arborist on site may result in the following: Stop Work Orders, delayed issuance of permits or inspections, and/or prosecution by the City if TPZ fencing is moved or modified.

Print Contractor Name:

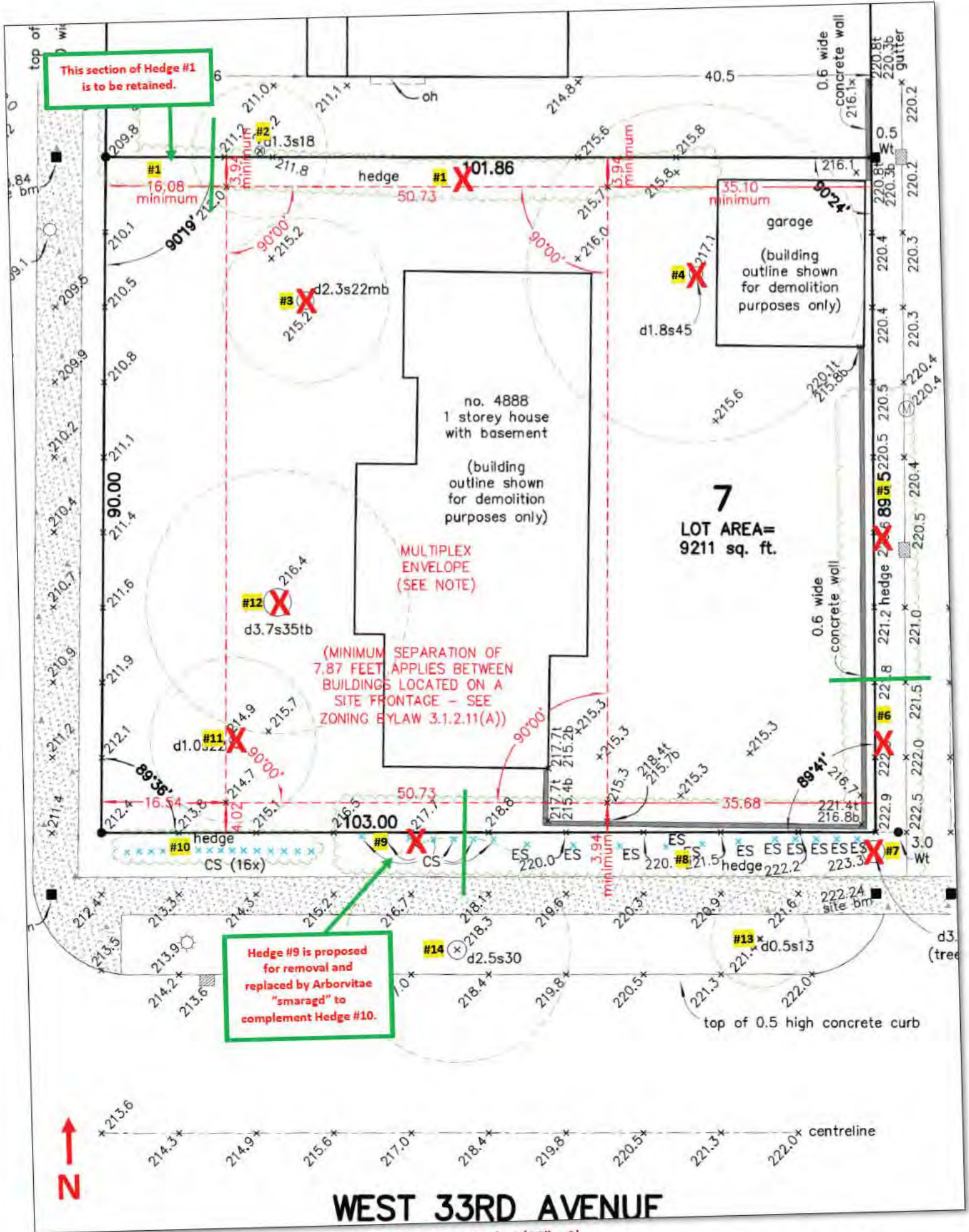
Phone number:

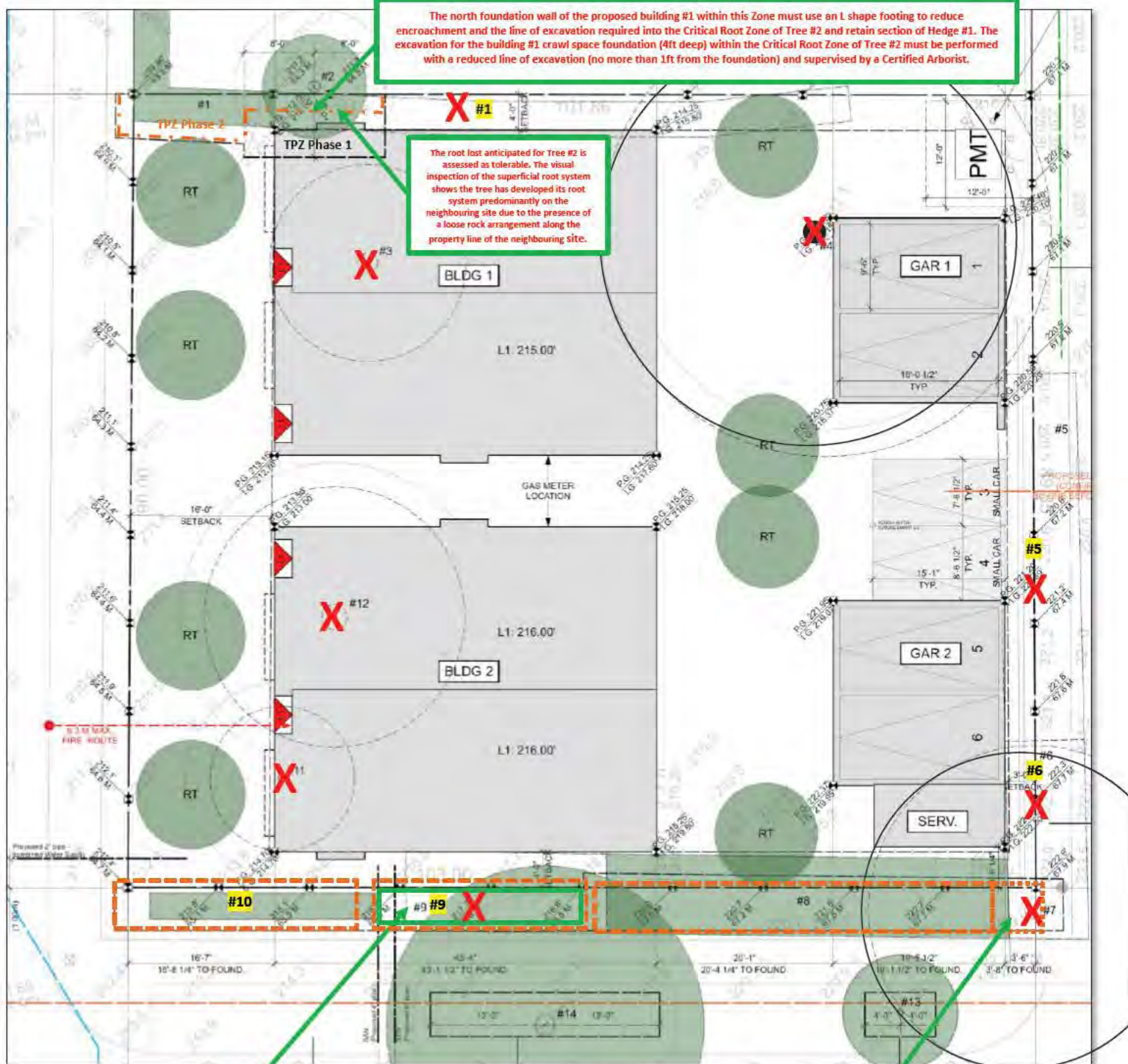
Signature:



Email address:

Date:





If the consent from the city is obtained, the stumps of the existing Hedge #9 can be removed with excavation equipment under the supervision of a Certified Arborist within the Critical Root Zone of city Tree #14. The stems are small enough to be pulled out with the equipment with minimal disturbances for Tree #14.

Any excavation for the new shrubs must be performed manually. If large roots (1.5" diameter and larger) from city Tree #14 are encountered, then the shrub root ball must be shifted to accommodate.

The excavation for the sewer services can be performed without site supervision of our Firm since it occurs outside the Critical root Zone of Tree #14.

Even though it does not qualify currently at high risk of failure, it is prescribed for removal because it is not a good candidate for long term retention. It is reported that Park Board consent was obtained. Tree #7 is to be considered as a private entity and is subject to the private tree removal fee.

The removal of the very east end of Hedge #8 is necessary to perform the removal of Tree #7. The stump cannot be removed by equipment as it will damage the root of Hedge #8. The stump must be removed with a stump grinder.



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December 11, 2024

RE: Arborist Report for Robco Construction Ltd. - For property located at 4888 Pine Crescent, Vancouver, BC

Applicant: Robco Construction Ltd.
C/o: Brett Robillard
Phone: 604 – 418 - 5325
Email: brobillard@robgroup.ca

Further to the Arborist Report dated June 26, 2024, this is to serve as a revision. Due to a development proposal, it was requested that a report be compiled discussing trees located at and adjacent to the address named above. This site was inspected on June 12, 2024. Five trees and one hedge were inspected, and three City boulevard trees and five city hedges have been identified; they have been numbered 1 – 14 for this report. Twenty-nine photographs, a copy of the site survey and a copy of a site plan have been included as part of this report.

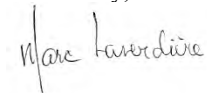
An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has *not* been provided by this Firm; it will be provided by the applicant if required.

GENERAL CONSTRUCTION & LANDSCAPING NOTES:

- Any permitted tree removal(s) must be performed by qualified professional to avoid contravention of Work Safe BC regulations.
- No grade changes are to occur within the Critical Root Zones of any retained trees. Any roots exposed from lines of excavation must be covered with burlap and then poly plastic in an effort to prevent desiccation of exposed roots; this root curtain must be removed prior to backfilling. Trees must be adequately watered during the entire construction process.
- The removal of existing organics within the Critical Root Zones of retained trees must be performed manually. When installing new plant material within the Critical Root Zones of retained trees, if large roots (1.5" diameter and larger) are encountered, then new plantings and must be shifted to accommodate. No more than 3" of additional soil for new landscaping may be added within any Critical Root Zone.
- Any excavation or work within the Protection Zone of retained trees requires the supervision of a Certified Arborist. This includes, but is not limited to; demolition, the installation or removal of any permeable or impermeable surfaces (concrete, asphalt, pavers, etc.), installation of permanent or temporary services (gas, sewer, storm, sanitary, communications, electrical, irrigation, etc.), during the installation of patios, driveways, or any hardscape, during the installation of footings for fences, walls, decorative walls, retaining walls, decks, and deck footings.
- Construction materials must not be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE – DO NOT ENTER OR MODIFY'. Contact your project Arborist for any TPZ barrier issues.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the care, retention, and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,



Marc Laverdiere – sent electronically
Consulting Arborist
ISA Certified Arborist #PN – 5958A
ISA TRAQ Certified Tree Risk Assessor
Marc.Laverdiere@Davey.com

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u> radius	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	(ft.)		
1	Arborvitae (<i>Thuja occidentalis</i>)	-	4.5	4'	Fair	<p>This hedge has been maintained. The east half of the hedge has been planted later in time and the stems are smaller in height and diameter. All plants are not of a size to be protected by the city tree by-law. The Critical Root Zone radius is 4ft. The proposed building #1 is 2ft from the south side of the stems on a length of about 46ft in the central section of the hedge.</p> <p>RECOMMENDATIONS:</p> <p>RETAIN. The section at the west end of the hedge on a length of about 16ft is to be retained. One large Zone shall protect Hedge #1 & Tree #2 for the <u>demolition phase 1</u>; install Tree Protection Zone fencing 8ft from the base of the stem of Tree #2 on the east, south and west sides, 4ft from the south side of the stems of Hedge #1 west end section and adjacent to the sidewalk on the west side.</p> <p>For the <u>excavation phase 2</u> install Tree Protection Zone fencing 8ft from the base of the stem of Tree #2 on the east side, 2ft from the south side of Tree #2, 4ft from the base of the stems of Hedge #1 on the south side for the section of the hedge outside the Critical Root Zone of Tree #2 and adjacent to the sidewalk on the west side.</p> <p>and</p> <p>REMOVE. The remaining section of the hedge east of the retained 16ft long section is necessary to enable the proposed building #1. The cedar trees within the TPZ of Tree #2 can be removed with an equipment but under the supervision of a Certified Arborist.</p> <p>The north foundation wall of the proposed building #1 within this Zone must use an L shape footing to reduce encroachment and the line of excavation required into the Critical Root Zone of Tree #2 and retain section of Hedge #1. The excavation for the building #1 crawl space foundation (4ft deep) within the Critical Root Zone of Tree #2 must be performed with a reduced line of excavation (no more than 1ft from the foundation) and supervised by a Certified Arborist.</p> <p>The root lost anticipated for this tree is assessed as tolerable. The visual inspection of the superficial root system shows the tree has developed its root system predominantly on the neighbouring site due to the presence of a loose rock arrangement along the property line of the neighbouring site.</p>
2	Kasura tree (<i>Cercidiphyllum japonicum</i>)	40 combined (23+17)	11	8.2'	Good	<p>This tree belongs to the neighbouring property. It has two stems commencing at the base. It is a vigorous young tree. The superficial root system of this tree is very developed on the neighbouring side. The Critical Root Zone radius is 8.2ft. The proposed building #1 is 4ft from the south side of</p>

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u> radius	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	(ft.)		
						<p>the stem, not including the excavation required. The excavation for the crawl space of building #1 is to be 4ft deep.</p> <p>RECOMMENDATIONS: RETAIN. See recommendations for Hedge #1; one large Zone shall protect Hedge #1 & Tree #2. Fencing is to be installed on the subject site only.</p>
3	Mountain ash (<i>Sorbus sp.</i>)	69 Combined (29+23+17)	10	14.2'	Fair	<p>This tree has three stems commencing at the base. It has been previously topped at about 10ft; there are many leaders at the topping sites. The existing house is 10ft from the east side of the stem. The Critical Root Zone radius is 14.2ft. It is within the proposed building #1 envelope.</p> <p>RECOMMENDATIONS: REMOVE. The removal of this tree is necessary to enable the proposed plan.</p>
4	Douglas fir (<i>Pseudotsuga menziesii</i>)	58	17	11.9'	Good	<p>The canopy of this tree has been raised to about 16ft to provide clearance to the existing garage. Otherwise, it appears typical of the species. The existing garage is 1ft from the east side of the stem. The existing building is 13ft from the west side of the stem. The Critical Root Zone radius is 11.9ft. It is within the proposed garage #1 envelope.</p> <p>RECOMMENDATIONS: REMOVE. The removal of this tree is necessary to enable the proposed plan.</p>
5	W.R. Cedar (<i>Thuja plicata</i>)	-	4	4'	Fair	<p>This hedge belongs to the City; although, it does not appear to have been planted and maintained by them. All plants forming the hedge are not of a size that requires them to be protected by the Tree By-Law. It is within the apron of the building #1 garage and two open parking pads. The existing concrete wall on the west side of the stems is to be retained and soil will fill the void at a grade compatible with the existing laneway.</p> <p>RECOMMENDATIONS: REMOVE. Obtain consent from the city and remove this hedge to enable the proposed plan.</p>
6	English laurel (<i>Prunus laurocerasus</i>)	-	4.5	4'	Fair	<p>This hedge belongs to the City; although, it does not appear to have been planted and maintained by them. All plants forming the hedge are not of a size that requires them to be protected by the Tree By-Law. It is within the apron of the building #2 garage and mechanical/electrical service building. The existing concrete wall on the west side of the stems is to be retained and soil will fill the void at a grade compatible with the existing laneway.</p> <p>RECOMMENDATIONS: REMOVE. Obtain consent from the city and remove this hedge to enable the proposed plan.</p>
7	Black locust (<i>Robinia pseudoacacia</i>)	56 combined (20+18+17)	12	'	Poor	<p>This tree belongs to the city. It has multiple stems originating from a decaying stump; the stems are weakly attached. This tree is not at high risk of failure at this point since the stems are rather</p>

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u> radius	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	(ft.)		
						<p>small but can become at high risk soon as the stems will grow, and the decay of the stump continue to progress. There are broken limbs in the upper canopy.</p> <p>RECOMMENDATIONS: REMOVE. Even though it does not qualify currently at high risk of failure, it is prescribed for removal because it is not a good candidate for long term retention. It is reported that Park Board consent was obtain. Tree #7 is to be considered as a private entity and is subject to the private tree removal fee.</p> <p>The removal of the very east end of Hedge #8 is necessary to perform the removal of Tree #7. The stump cannot be removed by equipment as it will damage the root of Hedge #8. The stump must be removed with a stump grinder.</p>
8	English laurel (<i>Prunus laurocerasus</i>)	-	4	4'	Fair	<p>This hedge belongs to the City; although, it does not appear to have been planted and maintained by them. The north side has been pruned back hard to provide clearance to the subject site. The existing concrete retaining wall on the east side of the stems is to be retained and soil will fill the void at a grade compatible with the existing laneway and the construction design.</p> <p>RECOMMENDATIONS: Install Tree Protection Zone fencing as directed by City staff.</p>
9	Arborvitae (<i>Thuja occidentalis</i>)	-	3	4'	Fair	<p>This hedge belongs to the City; although, it does not appear to have been planted and maintained by them. It is formed by a variety of arborvitae tree that has a rounded head. It has been damaged most likely by wet snow; the stems are crooked. Also, there are no foliage on the east side of the stems due to the existing wood fence. It is 17ft long by 4ft wide. It is proposed by the developer to replace this damaged hedge with "Smaragd" arborvitae which have a pointy habit. It would complement Hedge #10 which is formed by "Smaragd" arborvitae to the exception of one yew tree.</p> <p>The west end of the hedge is within the proposed sewer services.</p> <p>RECOMMENDATIONS: REPLACE. Obtain consent from the city and replace this existing damaged hedge with arborvitae "smaragd". If the consent from the city is obtained, the stumps of the existing Hedge #9 can be removed with excavation equipment under the supervision of a Certified Arborist within the Critical Root Zone of city Tree #14. The stems are small enough to be pull out with the equipment with minimal disturbances for Tree #14.</p> <p>The excavation for the sewer services can be performed without site supervision of our Firm</p>

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u>	<u>Condition</u>	<u>OBSERVATIONS & RECOMMENDATIONS</u>
#		(cm)	(m) est.	radius (ft.)		
						<p>since it occurs outside the Critical Root Zone of Tree #14.</p> <p>Any excavation for the new shrubs must be performed manually. If large roots (1.5" diameter and larger) from city Tree #14 are encountered, then the shrub root ball must be shifted to accommodate.</p>
10	Arborvitae (<i>Thuja occidentalis</i>) Yew (<i>Taxus sp.</i>)	-	2.5	3'	Fair	<p>This hedge belongs to the City; although, it does not appear to have been planted and maintained by them. It is formed by arborvitae to the exception of one yew tree.</p> <p>RECOMMENDATIONS: Install Tree Protection Zone fencing as directed by City staff.</p>
11	Tamarisk (<i>Tamarix sp.</i>)	26	3.5	5.4'	Fair	<p>This tree has been previously cut back on all sides to contain. It is within the proposed building #2 envelope.</p> <p>RECOMMENDATIONS: REMOVE. The removal of this tree is necessary to enable the proposed plan.</p>
12	Magnolia (<i>Magnolia sp.</i>)	87 combined (38+25+24)	11	17.9'	Fair	<p>This tree has two stems commencing at 2.5ft. It has been previously topped at about 15ft and cut back on all sides to contain. It is within the proposed building #2 envelope.</p> <p>RECOMMENDATIONS: REMOVE. The removal of this tree is necessary to enable the proposed plan.</p>
13	Cherry (<i>Prunus sp.</i>)	20 combined (15+3+2)	7	4.1'	Good	<p>This tree belongs to the City. It appears typical of the species. It has a few epicormic stems between 2ft to 3ft of the stem. The Critical Root Zone radius is 4.1ft.</p> <p>RECOMMENDATIONS: Install Tree Protection Zone fencing as directed by City staff.</p>
14	Cherry (<i>Prunus sp.</i>)	64	8	13.2'	Fair	<p>This tree has been previously cut back on all sides to contain. It has moderate twig dieback throughout the canopy. The Critical Root Zone radius is 13.2ft.</p> <p>RECOMMENDATIONS: Install Tree Protection Zone fencing as directed by City staff.</p>



General view of property from west side.



Hedge #1 & Tree #2



Tree #2 from neighbor's property



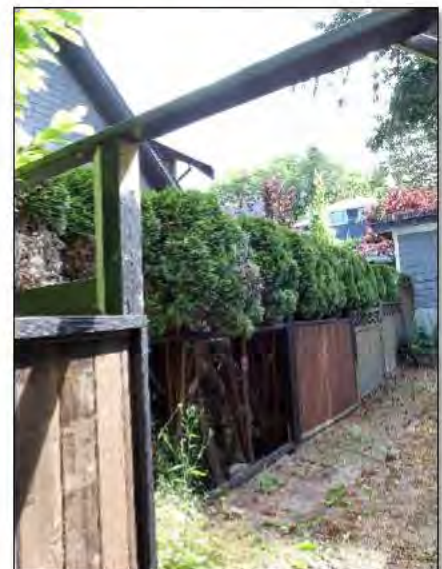
Tree #2 from neighbor's property: root system.



Tree #2 from neighbor's property



Tree #3



Hedge #1



Tree #4



Existing conditions at the base of Tree #4



Hedges #5, #6 and #8 and Tree #7



Tree #7 has multiple stems that have grown from a very large stump with extensive decay.



The stems of Tree #7 are growing from a decaying stump; the stems have weak attachment to the parent stump.



General view from the south side.



Hedge #8 from the subject site. The hedge has been pruned



Tree #7



Tree #13



Tree #14



Hedge #9 is 17ft long and 4ft wide and has been damaged most likely by snow. It is proposed by the developer to replace it with a new hedge made of the pointy Cedar occidentalis cultivar "Smaragd" to complete Hedge #10.



Hedge #9 has no foliage on the east side of the stems along the existing wood fence and one stem has a large injury.

Hedge #10



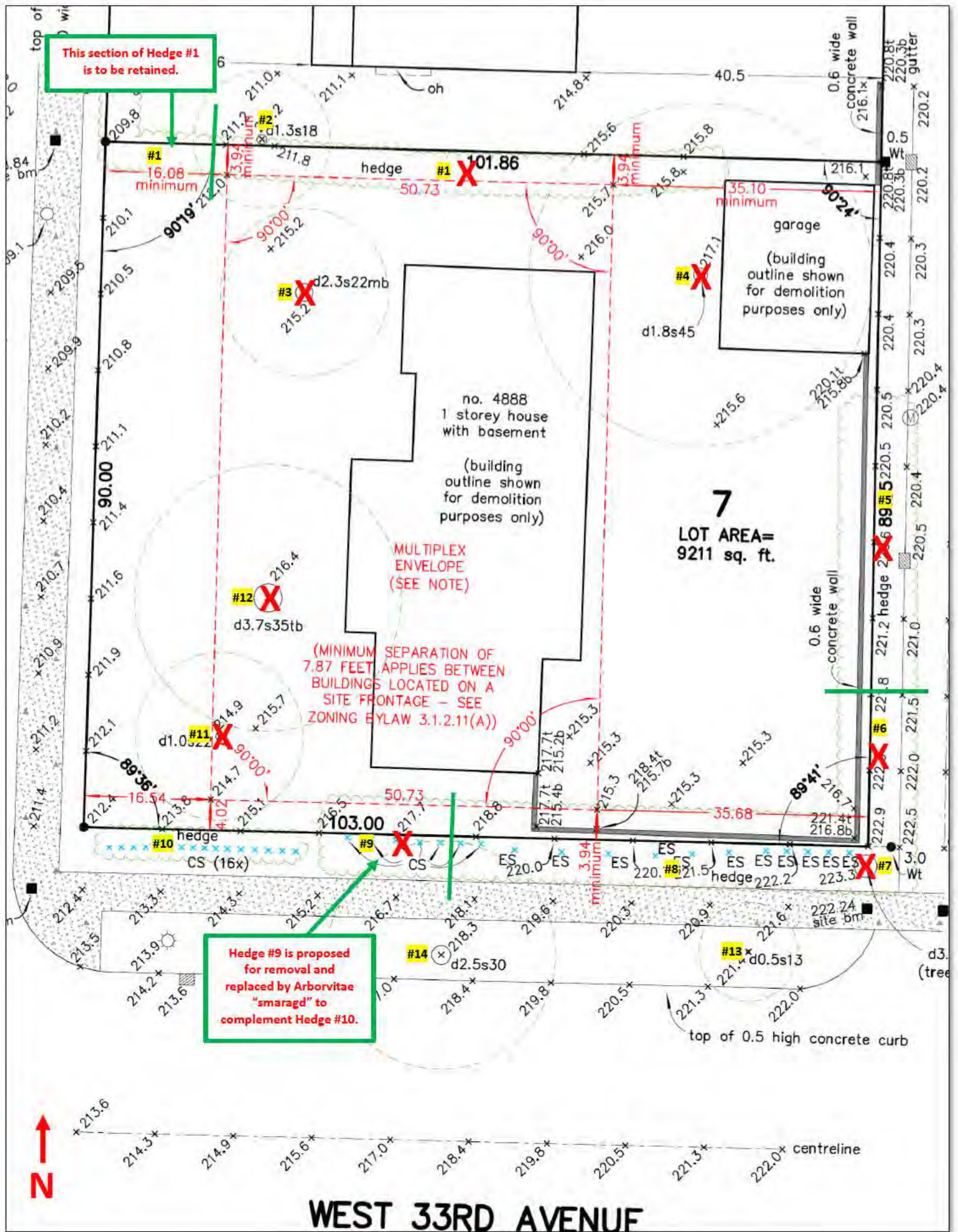
Tree #11



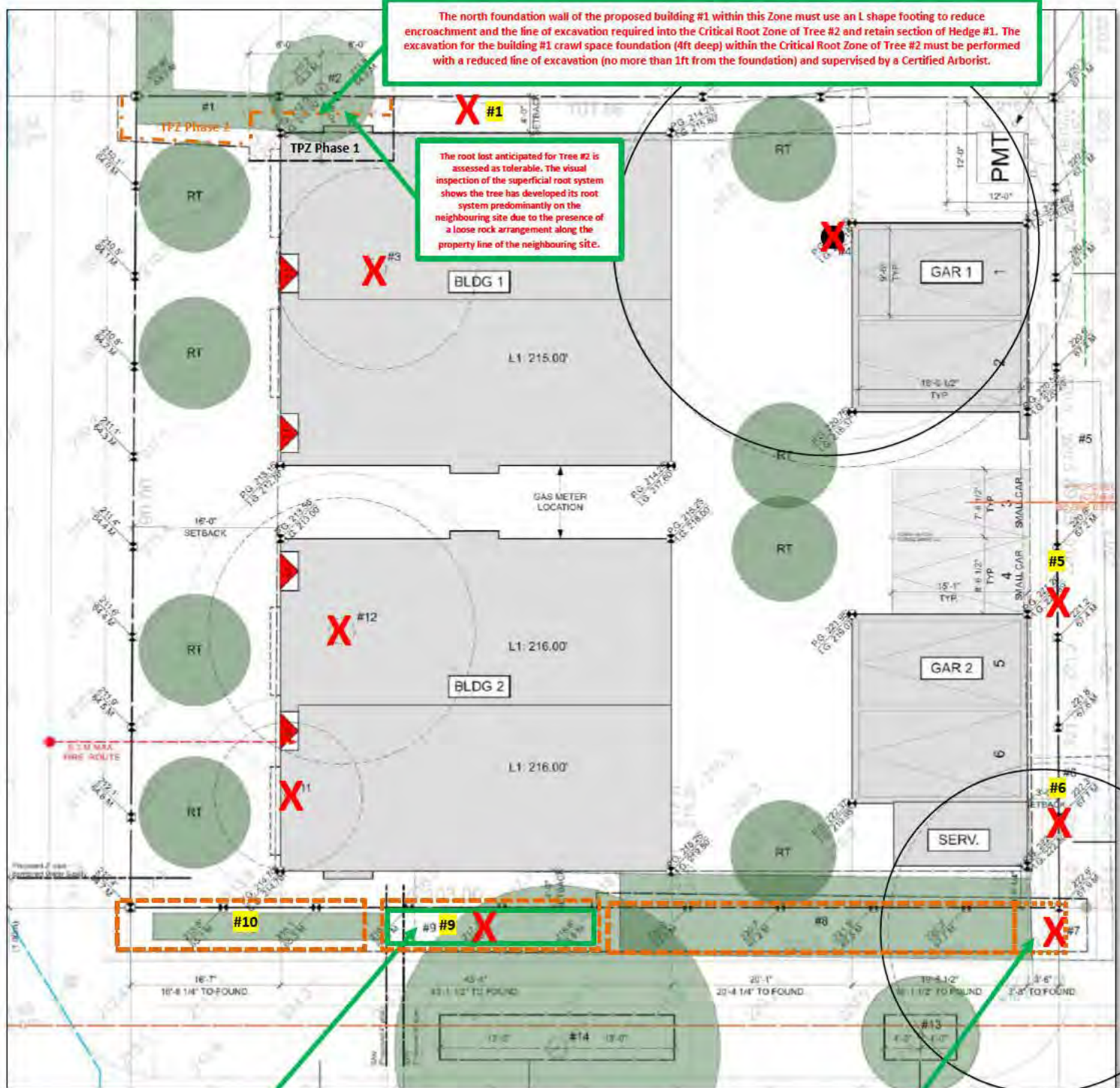
Tree 12



Tree #12



Site Survey - Scale 1/16" = 1'



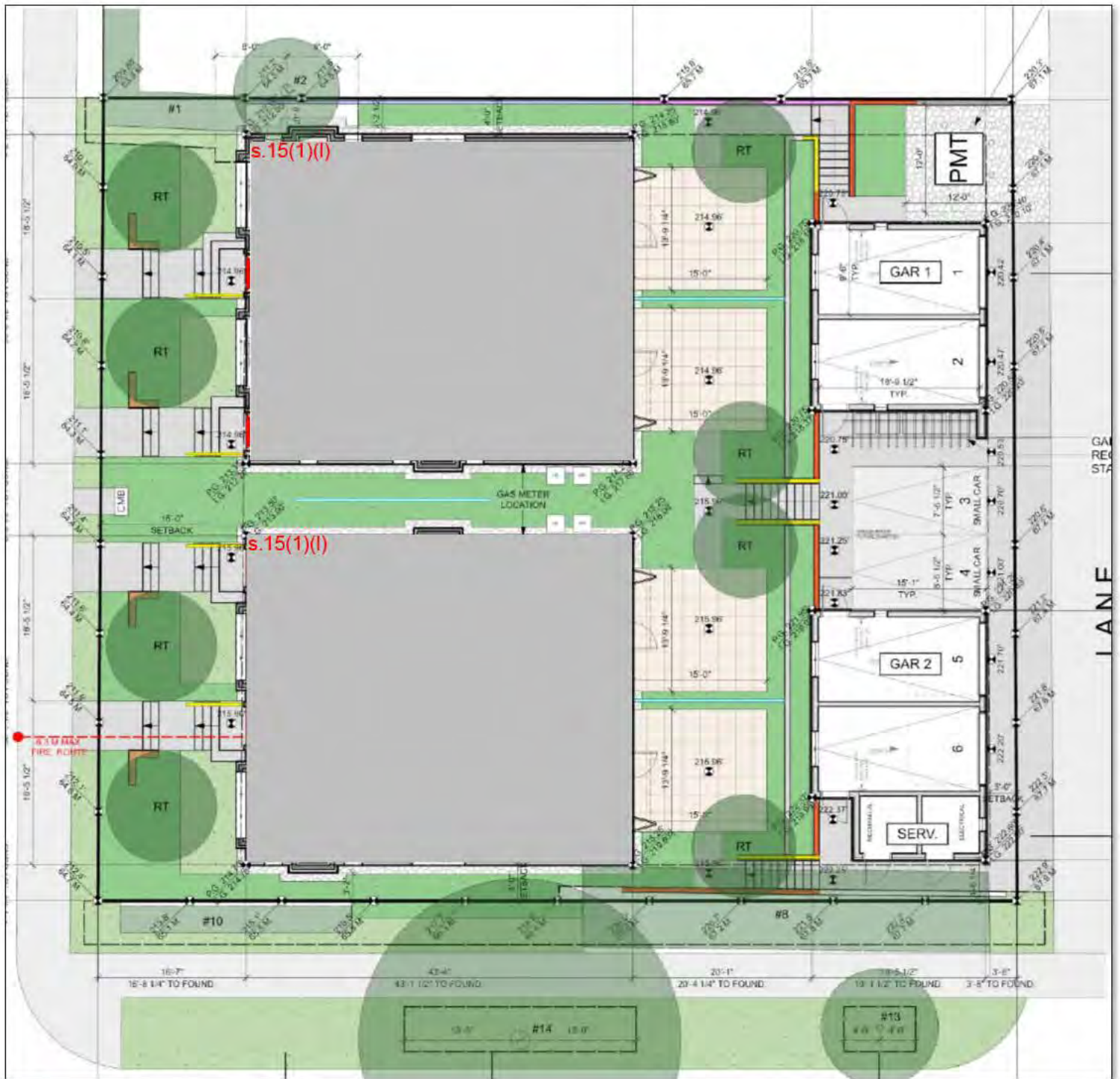
If the consent from the city is obtained, the stumps of the existing Hedge #9 can be removed with excavation equipment under the supervision of a Certified Arborist within the Critical Root Zone of city Tree #14. The stems are small enough to be pull out with the equipment with minimal disturbances for Tree #14.

Any excavation for the new shrubs must be performed manually. If large roots (1.5" diameter and larger) from city Tree #14 are encountered, then the shrub root ball must be shifted to accommodate.

The excavation for the sewer services can be performed without site supervision of our Firm since it occurs outside the Critical root Zone of Tree #14.

Even though it does not qualify currently at high risk of failure, it is prescribed for removal because it is not a good candidate for long term retention. It is reported that Park Board consent was obtain. Tree #7 is to be considered as a private entity and is subject to the private tree removal fee.

The removal of the very east end of Hedge #8 is necessary to perform the removal of Tree #7. The stump cannot be removed by equipment as it will damage the root of Hedge #8. The stump must be removed with a stump grinder.



Architectural & Hard Landscaping Design Details – Scale 1/16" = 1'



A. Project information						
Building number & street name 4888 Pine Crescent		Unit number(s)				
Legal description						
Lot(s) 7	Block(s) 787	District Lot(s) 526	Plan Number(s) 6011			
Estimated value of work Includes cost of plans, materials and labour \$ 2,700,000		Area of work (sq ft or m2) 9210.90 sq. ft.				
B. Purpose of application						
<p>Check ALL that apply:</p> <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> Construct a new principal building <input type="checkbox"/> Construct a new laneway house <input checked="" type="checkbox"/> Construct a new accessory building (e.g. garage, carport, shed, etc.) <input type="checkbox"/> Add to an existing building <input type="checkbox"/> Alter an existing building: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> Building Envelope Repair <input type="checkbox"/> Change of use and/or occupancy <input type="checkbox"/> Balcony enclosure(s) </td> <td style="vertical-align: top;"> <input type="checkbox"/> Legalize a secondary suite <input type="checkbox"/> Alter for a new secondary suite <input checked="" type="checkbox"/> Alter grade (raise or lower grade), <input checked="" type="checkbox"/> Landscape or site alterations <input type="checkbox"/> Install a pool, overheight fence, tennis court, solar panels or similar item <input type="checkbox"/> Prefabricated structure placed on site <input type="checkbox"/> Relocate building(s) from another site <input type="checkbox"/> Relocate building(s) on the same site <input type="checkbox"/> Fire or flood damage repair </td> <td style="vertical-align: top;"> <input type="checkbox"/> Provide upgrades for: <input type="checkbox"/> Accessibility <input type="checkbox"/> Structural upgrade (seismic) <input type="checkbox"/> Fire sprinkler systems <input type="checkbox"/> Elevator(s) <input type="checkbox"/> Fire alarms <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish <input type="checkbox"/> Demolish a building – conventional <input type="checkbox"/> Demolish a building – deconstruction <input type="checkbox"/> Other _____ </td> </tr> </table>				<input checked="" type="checkbox"/> Construct a new principal building <input type="checkbox"/> Construct a new laneway house <input checked="" type="checkbox"/> Construct a new accessory building (e.g. garage, carport, shed, etc.) <input type="checkbox"/> Add to an existing building <input type="checkbox"/> Alter an existing building: <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> Building Envelope Repair <input type="checkbox"/> Change of use and/or occupancy <input type="checkbox"/> Balcony enclosure(s)	<input type="checkbox"/> Legalize a secondary suite <input type="checkbox"/> Alter for a new secondary suite <input checked="" type="checkbox"/> Alter grade (raise or lower grade), <input checked="" type="checkbox"/> Landscape or site alterations <input type="checkbox"/> Install a pool, overheight fence, tennis court, solar panels or similar item <input type="checkbox"/> Prefabricated structure placed on site <input type="checkbox"/> Relocate building(s) from another site <input type="checkbox"/> Relocate building(s) on the same site <input type="checkbox"/> Fire or flood damage repair	<input type="checkbox"/> Provide upgrades for: <input type="checkbox"/> Accessibility <input type="checkbox"/> Structural upgrade (seismic) <input type="checkbox"/> Fire sprinkler systems <input type="checkbox"/> Elevator(s) <input type="checkbox"/> Fire alarms <input type="checkbox"/> Mechanical kitchen exhaust, roof top unit, satellite dish <input type="checkbox"/> Demolish a building – conventional <input type="checkbox"/> Demolish a building – deconstruction <input type="checkbox"/> Other _____
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Existing or current use(s) of building or suite Residential		Proposed use(s) of the building or suite Multiplex Residential - Zone R1-1				
Describe the work proposed. Your application will be based on your written description.						
Construct 2 buildings comprised of 4 residential units under the new R1-1						
Multiplex zoning. Construct 2 garages and provide 6 parking stalls off the						
lane.						
Which of the following will be altered/repaired/installed? Select all that apply:						
<input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Sprinkler <input checked="" type="checkbox"/> Drain Tile <input checked="" type="checkbox"/> Fire Alarm <input checked="" type="checkbox"/> Heating and cooling						
*Heating and cooling units require a separate Mechanical Permit (MP) applied for online at: https://vancouver.ca/home-property-development/mechanical-permit.aspx Trades permits : https://vancouver.ca/home-property-development/apply-for-and-manage-your-permit.aspx						
For renovations: How many <u>new</u> plumbing fixtures are proposed? N/A						
Notes: - A sewer connection may be required for a new building, new foundations or extensive renovation / addition. Please refer to Plumbing By-law # 5962 section 8.19 (latest amendments) and contact eng.swpermits@vancouver.ca for verification of the sewer connection requirements. - Applicant must be prepared to pay all prescribed fees at the time of application - Contractors must have a business license to do work in the City of Vancouver - When building grades are required, submit the building grade drawings with the application (obtained from the engineering department) - All plan approval is final. Any changes to plans or permit is subject to a processing fee.						
Are you aware of the presence of any contaminated soils on the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Is the building being converted to strata-title ownership? <i>If yes, email subdivision@vancouver.ca prior to applying.</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
For new Single Detached House, Duplex or Laneway:						
Does the site have an existing driveway from the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Are you retaining a driveway for the new development?	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Are you proposing a new driveway from the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the lane adjoining this site 15 feet or less?	<input type="checkbox"/> Yes <input type="checkbox"/> No			
Width of lane(s) adjoining your property is (are)		Is the lane adjoining this site physically open for use?	<input type="checkbox"/> Yes <input type="checkbox"/> No			
* driveway relocation or redesign will be pursued in lieu of any tree removal						
Is this lot registered at Land Titles?	<input type="checkbox"/> Yes <input type="checkbox"/> No					
Is this a new subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No					
Are you proposing a secondary suite(s)?	<input type="checkbox"/> Yes <input type="checkbox"/> No					
Is the existing building rental	<input type="checkbox"/> Yes <input type="checkbox"/> No					
Date of construction of existing building on site _____						

For all buildings containing residential units		Existing	Proposed
Total number of dwelling units:		1	4
Total number of housekeeping units:			
Total number of sleeping units:			
Does the existing building contain rental units:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide related permit or application information (if applicable)			
Development Permit/Application #		Minor Amendment Permit/Application #	
Board of Variance Appeal #		Building Permit/Application (BP or DB) #	
C. Applicant - This section must be completed by the person signing the application form.			
Applicant is: <input type="checkbox"/> Property owner OR <input checked="" type="checkbox"/> Agent for owner			
Online account is required. Create one here: https://vancouver.ca/permits/apply			
Email address associated with your online account: nicola@formwerks.ca			
Company name		First name	Last name
Formwerks Architectural Inc.		Nicola	Gebelin
Address		City & Province	
1656 West 8th Avenue		Vancouver, BC	
Postal code	Telephone no.	Email	
V6J 1V4	604.683.5441	nicola@formwerks.ca	
D. Owner(s) (if different from applicant)			
Company name		First name	Last name
Douglas Bay Development Corp.		Brett	Robillard
Telephone no.	Other no.	Email	
604.418.5325		brobillard@robgroup.ca	
E. Contractor			
Company name		First name	Last name
Telephone no.	Email	City of Vancouver or Inter-Municipal Business License #	
F. Tenant (if applicable)			
Company name		First name	Last name
Telephone no.	Other no.	Email	
G. Job/Site Contact (if different from applicant)			
Company name		First name	Last name
Telephone no.	Other No.	Email	
H. Demolition Contractor (if applicable)			
Company name		First name	Last name
Telephone no.	Email	City of Vancouver or Inter-Municipal Business License #	
I. Qualified Professional (required for applications involving abatement of hazardous materials)			
Company name		First name	Last name
Telephone no.	Email	City of Vancouver or Inter-Municipal Business License #	
J. Declaration of applicant			
<p>As the owner or owner's agent, I hereby acknowledge that the property owner has full rights to all information, documents, and plans associated with this application. I have verified that the information contained in this document and associated applications and plans is correct, and describes a use, a building or work that complies with all relevant by-laws and statutes. I understand that personal information contained in this form will not be released to the public except as required by law; however, all associated applications and plans will be made publicly available during the development permit or building permit application process. As the owner's agent, if applicable, I hereby declare I am acting on behalf of the owner and the owner shall have access to any and all documents. I acknowledge that responsibility for by-law compliance rests with the owner and the owner's employees, agents and contractors. I will indemnify and save harmless the City of Vancouver, its officials, employees, and agents against all claims, liabilities, and expenses of every kind, in respect to anything done or not done pursuant to this application or fact sheet or ensuing permit or permits, including negligence and/or the failure to observe all by-laws, acts, or regulations.</p> <p>DISCLAIMER: By typing your name below, you are signing this application electronically. You agree that your electronic signature is the legal equivalent of your manual signature on this application.</p> <div>Printed Name Nicola GebelinSignatureDate 24/07/05</div>			

TOPOGRAPHIC PLAN FOR LOT 7 BLOCK 787
DISTRICT LOT 526 PLAN 6011

FOR PERMIT APPLICATION PURPOSES ONLY

CIVIC ADDRESS:
4888 PINE CRESCENT
VANCOUVER, BC

ZONE: R1-1

P.I.D: 011-008-644

NOTE:

ENVELOPES ARE ONLY AN APPROXIMATE INTERPRETATION OF CITY BUILDING BYLAWS. CONSULT CITY PLANNING DEPARTMENT FOR FINAL ENVELOPES BEFORE THE START OF DESIGN DRAWINGS.

LYON & PHILLIPS ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES OR ERRORS THAT MAY INCUR FROM DETERMINING ENVELOPE DIMENSIONS OR LOCATIONS.

SCALE: 1 INCH = 16 FEET



All distances are in feet and decimals thereof unless otherwise indicated.

LEGEND:

- +207.5 DENOTES ELEVATION
- DENOTES IRON POST
- DENOTES LEAD PLUG
- Wt DENOTES WITNESS
- CS DENOTES CEDAR STEM
- ES DENOTES EVERGREEN STEM
- cp DENOTES COVERED PORCH
- oh DENOTES OVERHANG
- mb DENOTES MULTIBOLE
- tb DENOTES TWINBOLE
- b DENOTES BOTTOM OF WALL
- t DENOTES TOP OF WALL
- w DENOTES WINDOW
- ⊙ DENOTES MANHOLE
- ⊙ DENOTES LAMP STANDARD
- DENOTES CATCH BASIN

TREE LEGEND:

- d1.0s15mb DENOTES TYPE (IF APPLICABLE)
- DENOTES SPAN
- DENOTES DIAMETER

NOTES:

ALL LEGAL MONUMENTATION WAS FOUND IN PLACE AND UNDISTURBED AT THE TIME OF THE SURVEY.

ELEVATIONS ARE IN FEET TO CITY OF VANCOUVER CVD28GVRD2018 GEODETIC DATUM DERIVED FROM MONUMENT V-3055 WITH ELEVATION=236.17.

ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY VANCOUVER PROTECTION OF TREES BYLAW No. 9958.

BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING.

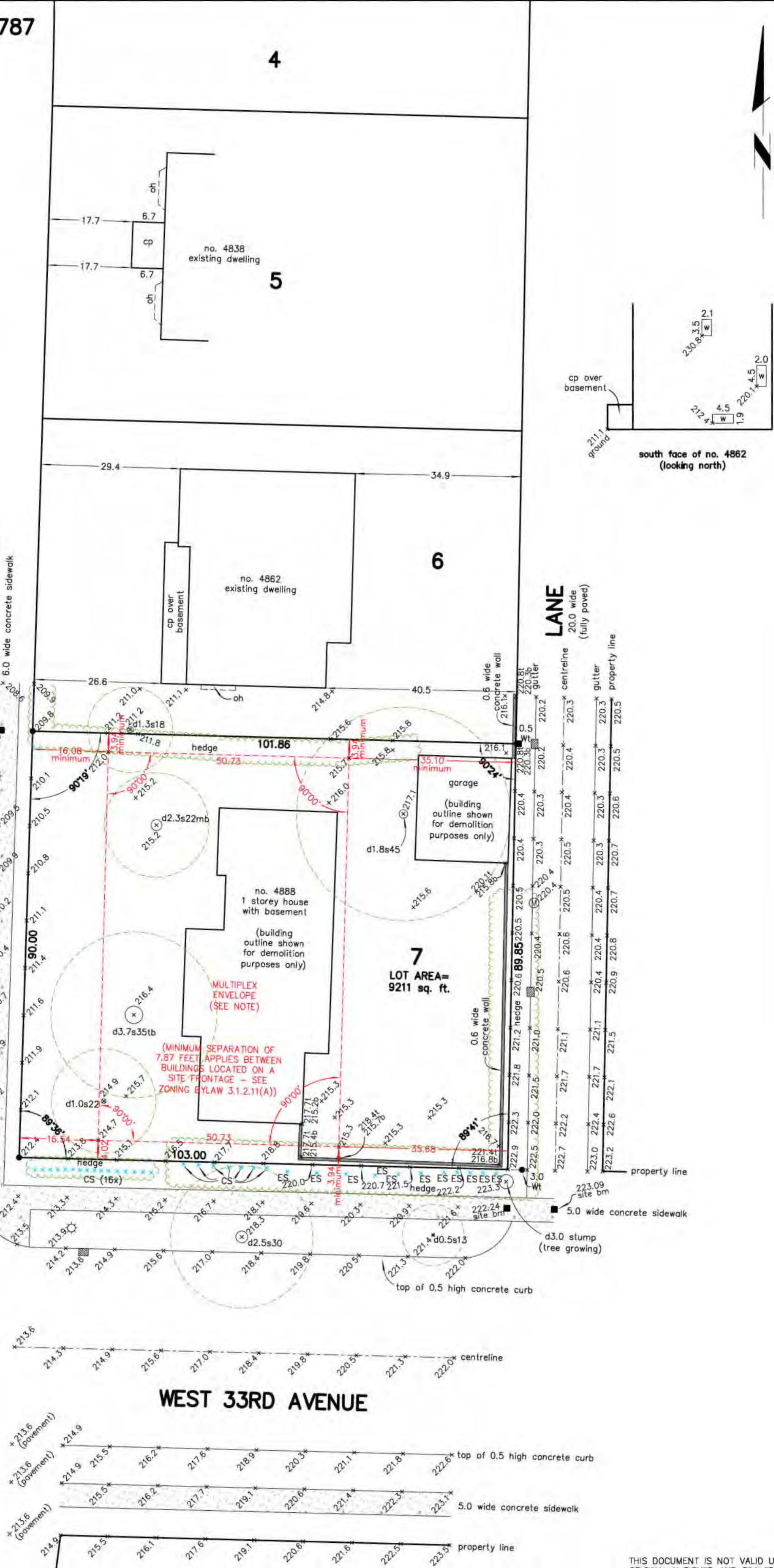
LOT DIMENSIONS AND AREA ARE SHOWN ACCORDING TO FIELD SURVEY.

ALL DIMENSIONS OTHER THAN LOT AND ENVELOPE DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 FEET.

THIS PLAN WAS PREPARED FOR PERMIT AND DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT AND THEIR AUTHORIZED AGENTS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION OF THIS DOCUMENT WITHOUT CONSENT OF THE SIGNATORY.



102-1537 WEST 8TH AVENUE
VANCOUVER, B.C. V6J 1T5
604-737-8777
INFO@LPSURVEY.CA
WWW.LPSURVEY.CA



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
THIS PLAN IS TO BE USED FOR DESIGN
PURPOSES ONLY.

REVISIONS

ISSUED FOR DEVELOPMENT PERMIT
JULY 8, 2024



DEVELOPMENT PERMIT
APPLICATION

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC



FORMWERKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 605-2076 Phone 603-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
DRAWING

COVER SHEET

PRINT DATE Jul 8, 2024
SCALE 1/4" = 1'-0"

A0.00

PROJECT DATA

DEVELOPMENT DATA	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
4888 PINE CRESCENT VANCOUVER, B.C.		
LEGAL DESCRIPTION		
LOT 7, BLOCK 787, DISTRICT LOT 526 NEW WESTMINSTER DISTRICT, PLAN 6011		
ZONING		
R1-1		
LOT AREA		
LOT AREA (Ha.)	-	0.086 Ha
LOT AREA (SF)	-	(9,211 SF)
LOT COVERAGE		
AREA OF BUILDINGS & STRUCTURES	4,605 SF	4,112 SF
PERCENTAGE OF LOT AREA	50 %	45 %
SETBACKS		
FRONT (PINE CRESCENT)	4.90 M	4.90 M
REAR (LANE)	0.90 M	0.90 M
SIDE (NORTH)	1.20 M	1.24 M
SIDE (SOUTH)	1.20 M	1.20 M
BUILDING HEIGHT		
BUILDING 1	11.50 M	REFER TO ELEVATIONS
BUILDING 2	11.50 M	REFER TO ELEVATIONS
NUMBER OF RESIDENTIAL UNITS		
THREE-BEDROOM UNITS	-	4
TOTAL NUMBER OF UNITS	-	4
FLOOR SPACE RATIO		
	9211 SF / 1.00	9110.2 SF / 0.99
BUILDING 1		
L1		1,591.3
L2		1,596.1
L3		1,064.4
GROSS AREA (L1+L2+L3)		4,251.8
2% WALL EXCLUSION		85.0
MECH. EXCLUSION		26.0
NET AREA		4,140.8
BUILDING 2		
L1		1591.3
L2		1596.1
L3		1064.4
GROSS AREA (L1+L2+L3)		4251.8
2% WALL EXCLUSION		85.0
MECH. EXCLUSION		26.0
NET AREA		4140.8
GARAGE 1		
NET AREA		417.7
GARAGE 2		
GROSS AREA		519.0
MECH. EXCLUSION		108.1
NET AREA		410.9
PARKING		
RESIDENTIAL	NO REQUIREMENT	4
STANDARD		2
SMALL CAR		6
TOTAL NUMBER OF STALLS		
BICYCLE PARKING		
	NO REQUIREMENT	0

CONSULTANT LIST

OWNER:	DOUGLAS BAY DEVELOPMENT CORP.
	240-4320 VIKING WAY VANCOUVER, BC
	V6V 2L4 PH: 604.418.5325
	CONTACT: BRETT ROBILLARD
ARCHITECT:	FORMWERKS ARCHITECTURAL INC.
	1625 WEST 5TH AVENUE VANCOUVER, BC
	V6J 1N5 PH: 604.683.5441
	CONTACT: NORMAN HUTH, ARCHITECT AIBC
LANDSCAPE:	GALA INC.
	308-877 HASTINGS STREET VANCOUVER, BC
	V6A 3Y1 PH: 604.317.9682
	CONTACT: BRYCE GAUTHIER
MECHANICAL:	AB CONSULTING LTD
	SUITE 441 - 105-7655 EDMONDS STREE BURNABY, BC
	V3N 0C3 PH: 778.998.8094
	CONTACT: ERIC NG
ELECTRICAL:	AB CONSULTING LTD
	SUITE 441 - 105-7655 EDMONDS STREE BURNABY, BC
	V3N 0C3 PH: 778.998.8094
	CONTACT: LANE LOGAN
ARBOURIST:	DAVEY RESOURCE GROUP
	SUITE 200, 8208 SWENSON WAY DELTA, BC
	V4G 1J6 PH: 604.499.6568
	CONTACT: MARC LAVERDIERE

CONTEXT PLAN



AREA CALCULATIONS

UNIT AREA TOTALS					
UNIT TYPE	# OF UNITS	UNIT FLOOR AREA (GROSS)	2% WALL EXCLUSIONS	MECH. EXCLUSION	UNIT FLOOR AREA (FSR)
A1	1	2,125.8 SF	42.5 SF	13.0 SF	2,070.3 SF
A2	1	2,125.8 SF	42.5 SF	13.0 SF	2,070.3 SF
B1	1	2,126.0 SF	42.5 SF	13.0 SF	2,070.5 SF
B2	1	2,126.0 SF	42.5 SF	13.0 SF	2,070.5 SF
GARAGE 1	-	417.7 SF	-	-	417.7 SF
GARAGE 2	-	519.0 SF	-	108.1 SF	410.9 SF
TOTAL	4	9440.3 SF	170.1 SF	160.0 SF	9,110.2 SF
TOTAL GROSS AREA:					9,440.3 SF
2% WALL EXCLUSION:					170.1 SF
MECH. EXCLUSION:					160.0 SF
TOTAL FSR FLOOR AREA:					9,110.2 SF
SITE AREA:					9,211.0 SF
FLOOR SPACE RATIO:					0.99

BUILDING AREA TOTALS							
BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	BLDG FLOOR AREA (GROSS)	2% WALL EXCLUSION	MECH. EXCLUSION	BLDG FLOOR AREA (NET)
BUILDING 1	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
BUILDING 2	1,591.3 SF	1,596.1 SF	1,064.4 SF	4,251.8 SF	85.0 SF	26.0 SF	4,140.8 SF
GARAGE 1	417.7 SF	-	-	417.7 SF	-	-	417.7 SF
GARAGE 2	519.0 SF	-	-	519.0 SF	-	108.1 SF	410.9 SF
TOTAL	4,119.3 SF	3,192.2 SF	2,128.8 SF	9,440.3 SF	170.1 SF	160.0 SF	9,110.2 SF
TOTAL GROSS AREA:							9,440.3 SF
2% WALL EXCLUSION:							170.1 SF
MECH. EXCLUSION:							160.0 SF
TOTAL FSR FLOOR AREA:							9,110.2 SF
SITE AREA:							9,211.0 SF
FLOOR SPACE RATIO:							0.99

DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
RATIONALE	A0.02
CONTEXT ANALYSIS	A0.03
CONTEXT PLAN	A0.04
EXISTING STREETSCAPES	A0.05
EXISTING STREETSCAPES	A0.06
SITE PLAN (SURVEY)	A1.00
SITE PLAN	A1.01
LEVEL 1 PLAN	A1.02
LEVEL 2 PLAN	A1.03
LEVEL 3 PLAN	A1.04
ROOF PLAN	A1.05
STREETSCAPES	A1.06
BUILDING 1 PLANS	A2.00
BUILDING 1 ELEVATIONS	A2.01
BUILDING 2 PLANS	A2.02
BUILDING 2 ELEVATIONS	A2.03
GARAGE 1 PLANS	A2.04
GARAGE 1 ELEVATIONS	A2.05
GARAGE 2 PLANS	A2.06
GARAGE 2 ELEVATIONS	A2.07
COLOUR SCHEME	A2.08
COLOUR SCHEME	A2.09
SITE SECTIONS	A2.10
SITE SECTIONS	A2.11
SITE SECTIONS	A2.12
UNIT TYPE A1 PLANS	A3.01
UNIT TYPE A2 PLANS	A3.02
UNIT TYPE B1 PLANS	A3.03
UNIT TYPE B2 PLANS	A3.04
AREA OVERLAYS LEVEL 1	O1.00
AREA OVERLAYS LEVEL 2	O1.01
AREA OVERLAYS LEVEL 3	O1.02

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REVISIONS

ISSUED FOR DEVELOPMENT PERMIT
JULY 8, 2024



FORMWERKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 605-2016 Phone 683-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

DATA SHEET

PRINTDATE Jul 8, 2024

SCALE N.T.S

A0.01



RATIONALE

3.1.1.1 (c)

We are requesting an increase in density up to 1.00 FSR through an amenity share contribution.

3.1.2.1& 3.1.2.4

Site area and frontage comply with the minimum requirements.

3.1.2.5

Buildings complies with the maximum building height and number of storeys.

3.1.2.6 – 3.1.2.11

Building siting comply with the minimum required yard setbacks. The buildings complies with the maximum building depth and width.

3.1.2.13

Minimum building separation are met.

4.4.5

The outdoor space for each unit exceeds the minimum requirement of 7.4 m² (80 sf). We are providing outdoor space ranging from 470 sf to 480 sf per unit.

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JULY 8, 2024



**FORMWERKS
ARCHITECTURAL**

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

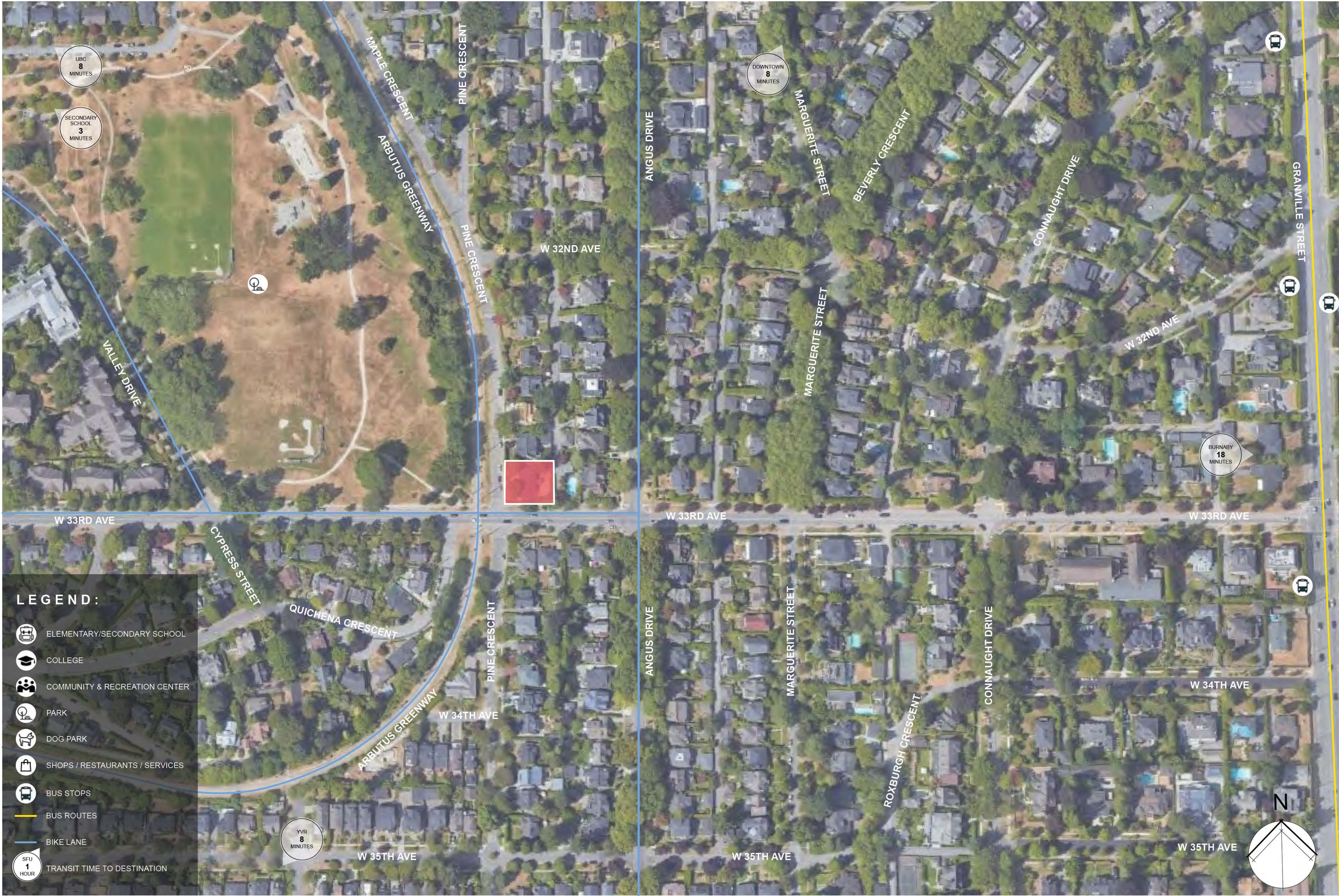
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4888 PINE CRESCENT
VANCOUVER, BC

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RATIONALE

PRINTDATE Jul 8, 2024
SCALE N T S




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2024-07-08

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Fax 655-2076 Phone 653-5441

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VANCOUVER, BC

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CONTEXT AND
ANALYSIS

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FORMWERKS
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Fax 655-2076 Phone 653-5441

MULTIPLEX
4888 PINE CRESCENT VANCOUVER, BC
Jan 2024 #8088
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CONTEXT PLAN
PRINT DATE Jul 8, 2024
SCALE N.T.S.

REVISIONS

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JULY 8, 2024



A PINE CRESCENT STREETSCAPE

PROPOSED SITE



B ADJACENT PINE CRESCENT STREETSCAPE



C REAR STREETSCAPE

PROPOSED SITE



D ADJACENT REAR STREETSCAPE



MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
DRAWING

EXISTING
STREETSCAPES

PRINTDATE Jul 8, 2024
SCALE N.T.S.

A0.05

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JULY 8, 2024



E SIDE STREETScape

PROPOSED SITE



F ADJACENT SIDE STREETScape

REGISTERED ARCHITECT
JAMES FREDERICK JUNG
BRITISH COLUMBIA
2024-07-08

FORMWERKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
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EXISTING
STREETSCAPES

PRINT DATE Jul 8, 2024
SCALE N.T.S.

A0.06



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JULY 8, 2024



FORMWERKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6L 1N5
Fax 605-2076 Phone 605-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

SITE PLAN
(SURVEY)

PRINT DATE Jul 8, 2024

SCALE 1/8" = 1'-0"

A1.00

LEGEND

HYD.

FIRE HYDRANT

PP

ELECTRICAL POWER POLE

SL

STREET LIGHT

TREE TO BE REMOVED

TREE TO BE RETAINED

PMT

PADMOUNT TRANSFORMER

SMALL CAR PARKING

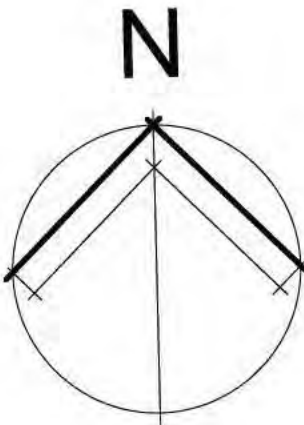
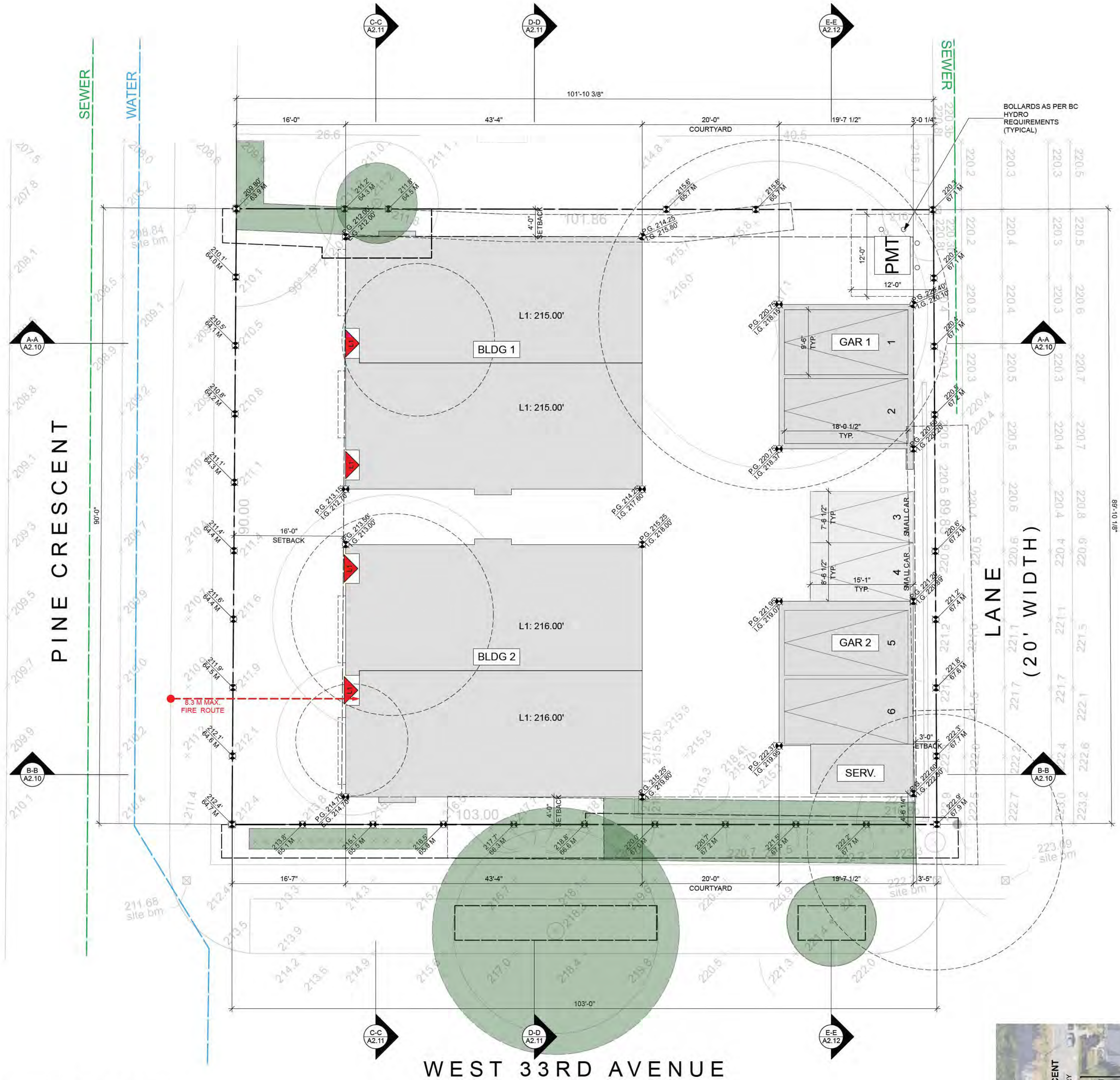
STANDARD PARKING

STANDARD PARKING 2 WALL

* NOTE: ALL DIMENSIONS ARE TO FACE OF CLADDING

CIVIC ADDRESS
4888 PINE CRESCENT
VANCOUVER, BC

LEGAL DESCRIPTION
LOT 7, BLOCK 787, DISTRICT LOT 526
NEW WESTMINSTER DISTRICT, PLAN 6011



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Fax 605-2076 Phone 603-5441

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VANCOUVER, BC

Jan 2024 #8088

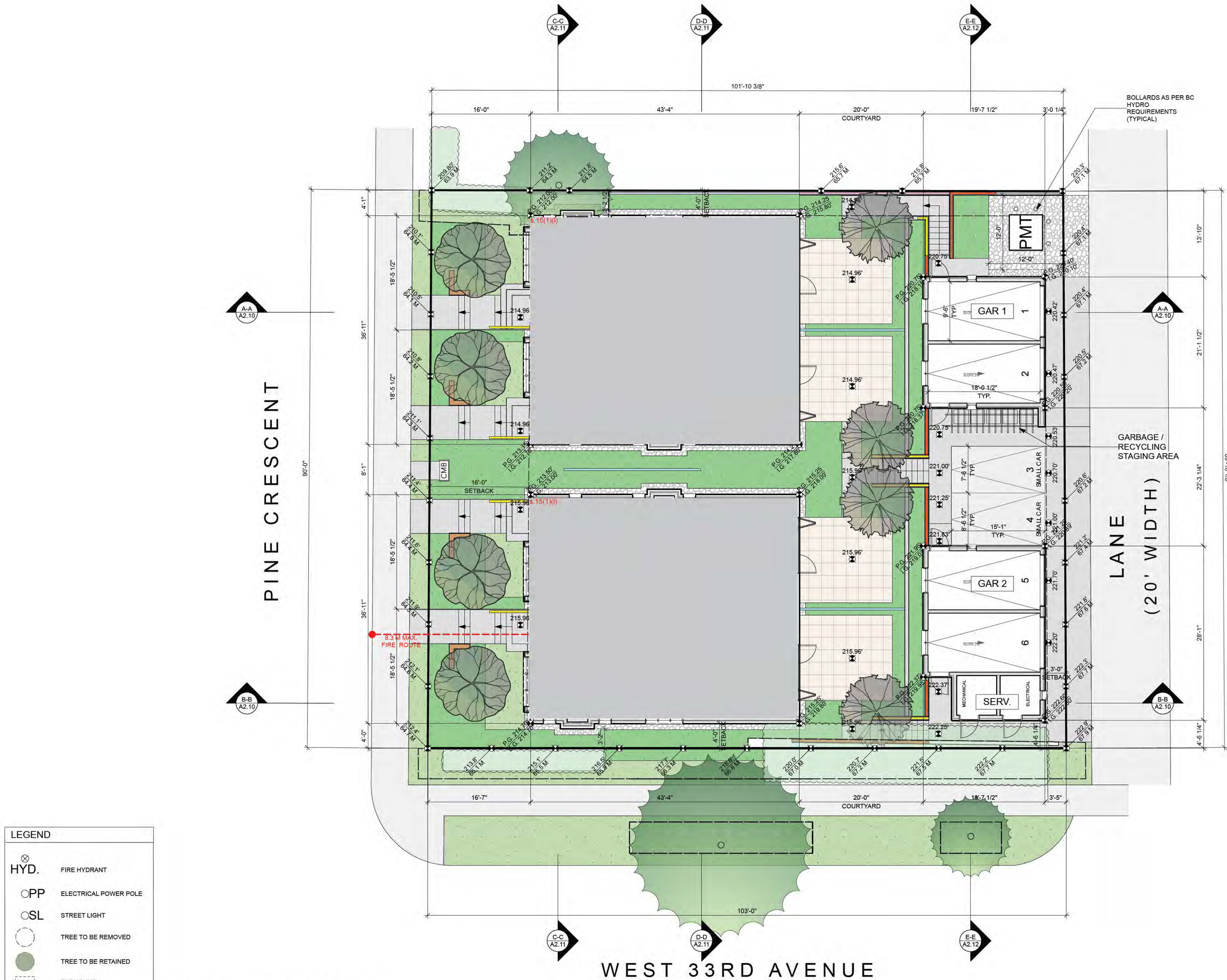
DRAWING

SITE PLAN

PRINT DATE Jul 8, 2024

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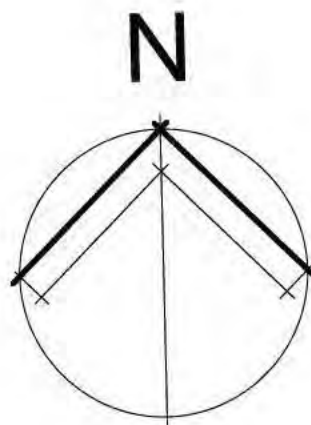
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CIVIC ADDRESS
4888 PINE CRESCENT
VANCOUVER, BC

LEGAL DESCRIPTION
LOT 7, BLOCK 787, DISTRICT LOT 526
NEW WESTMINSTER DISTRICT, PLAN 6011



LEGEND

HYD.

FIRE HYDRANT

PP

ELECTRICAL POWER POLE

SL

STREET LIGHT

TREE TO BE REMOVED

TREE TO BE RETAINED

PMT

PADMOUNT TRANSFORMER

SMALL CAR PARKING

STANDARD PARKING

STANDARD PARKING 2 WALL

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LEGEND

⊗

HYD.

○

PP

○

SL

○

TREE TO BE REMOVED

●

TREE TO BE RETAINED

PMT

SMALL CAR PARKING

STANDARD PARKING

STANDARD PARKING 2 WALL

⊗

FIRE HYDRANT

○

ELECTRICAL POWER POLE

○

STREET LIGHT

○

TREE TO BE REMOVED

●

TREE TO BE RETAINED

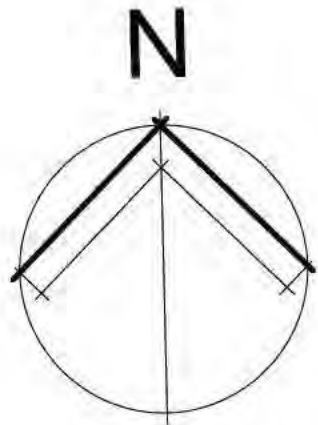
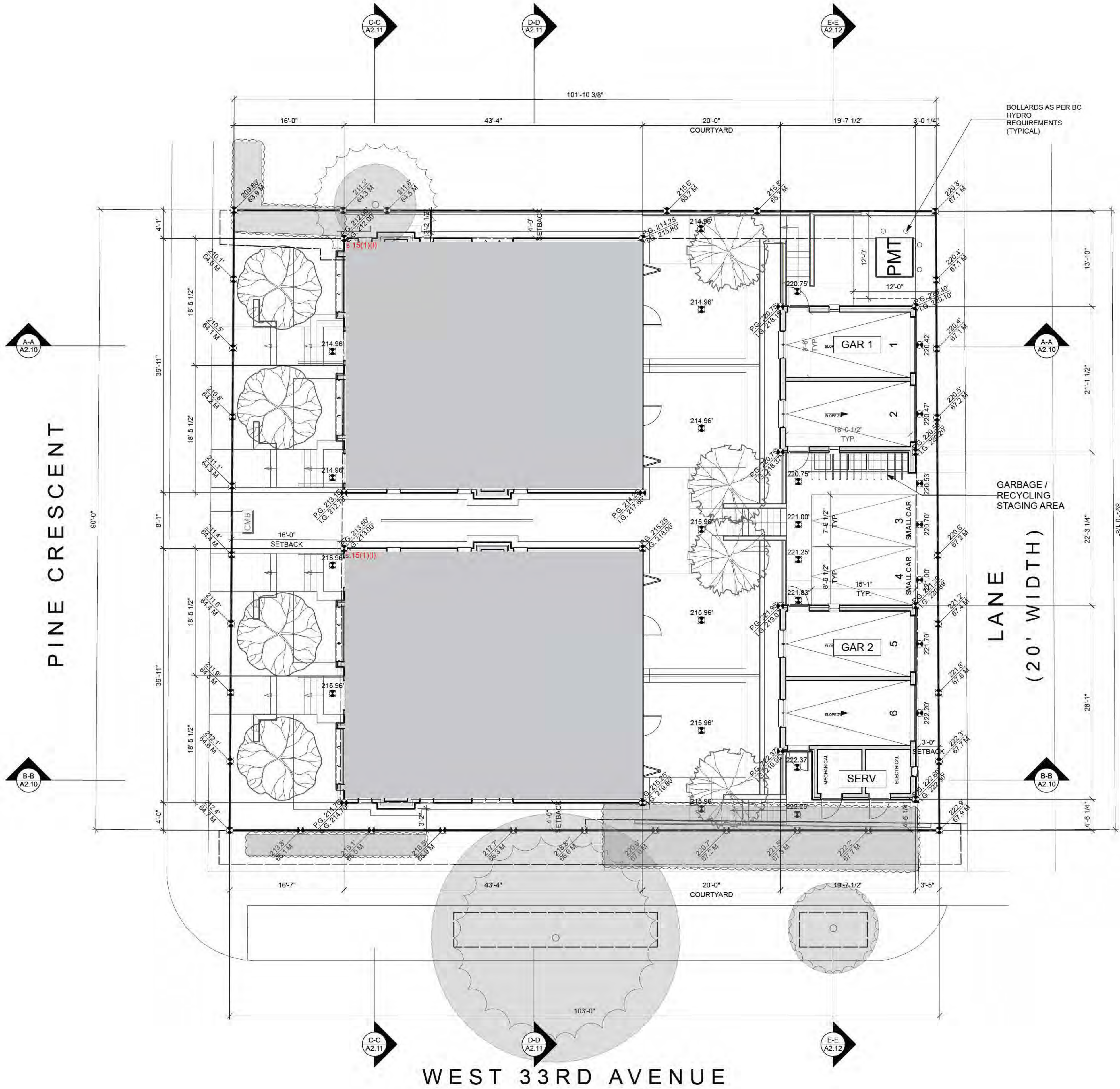
PADMOUNT TRANSFORMER

SMALL CAR PARKING

STANDARD PARKING

STANDARD PARKING 2 WALL

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REGISTERED ARCHITECT

BRITISH COLUMBIA

2024-07-08

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LEVEL 1 PLAN

PRINT DATE Jul 8, 2024
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LEVEL 2 PLAN

PRINT DATE Jul 8, 2024


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
LEGEND




HYD.




PP




SL




TREE TO BE REMOVED




TREE TO BE RETAINED




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SMALL CAR PARKING



STANDARD PARKING



STANDARD PARKING 2 WALL

FIRE HYDRANT

ELECTRICAL POWER POLE

STREET LIGHT

TREE TO BE REMOVED

TREE TO BE RETAINED

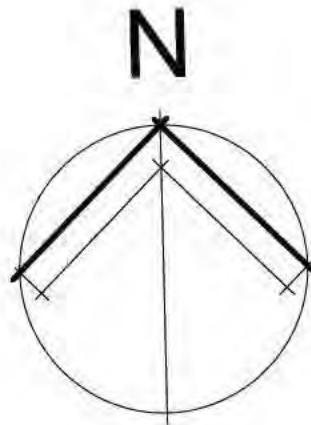
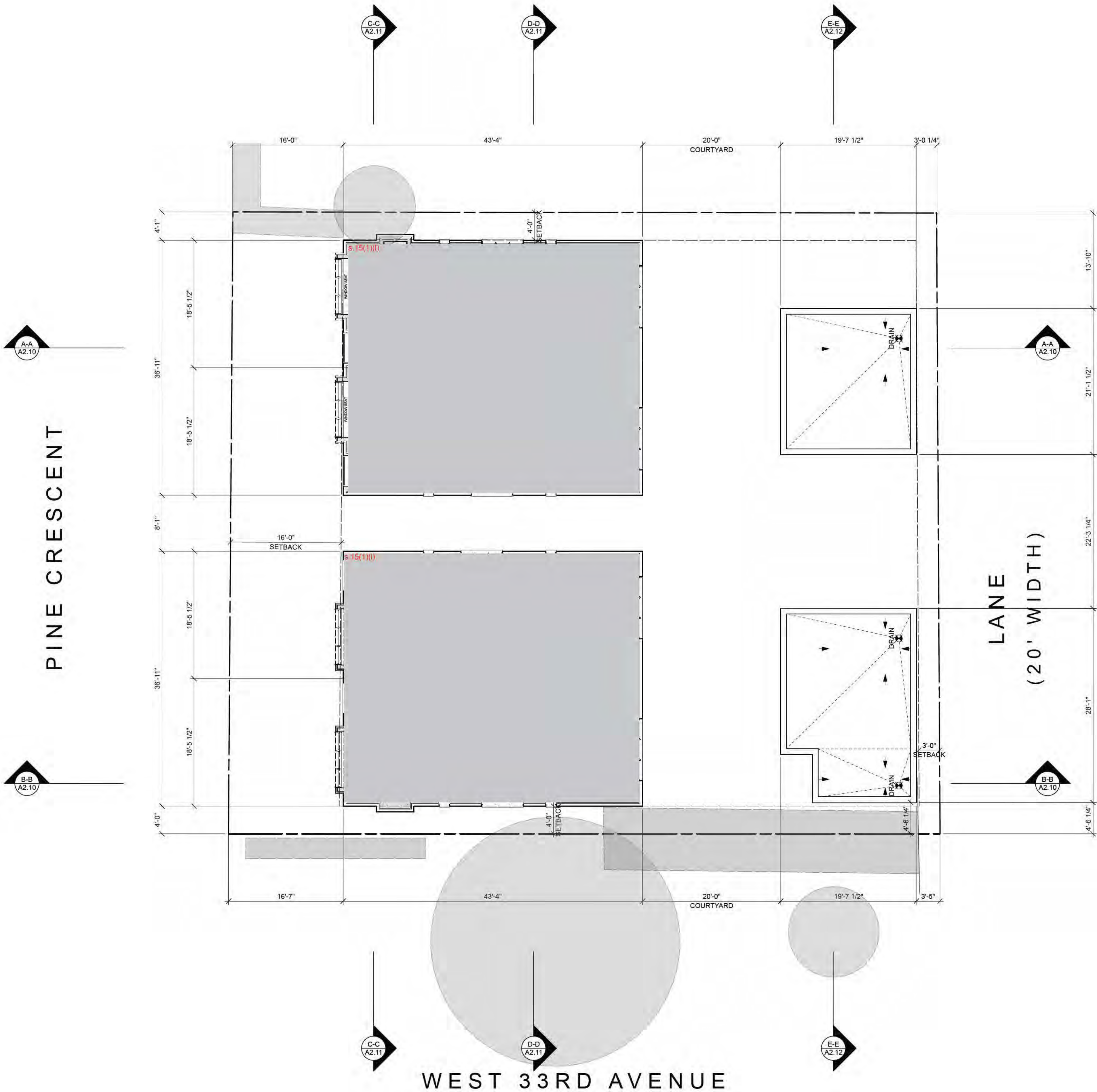
PADMOUNT TRANSFORMER

SMALL CAR PARKING

STANDARD PARKING

STANDARD PARKING 2 WALL

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LEVEL 3 PLAN


PRINT DATE Jul 8, 2024


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LEGEND



HYD.

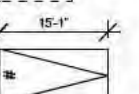

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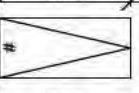

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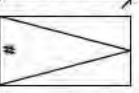

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TREE TO BE RETAINED

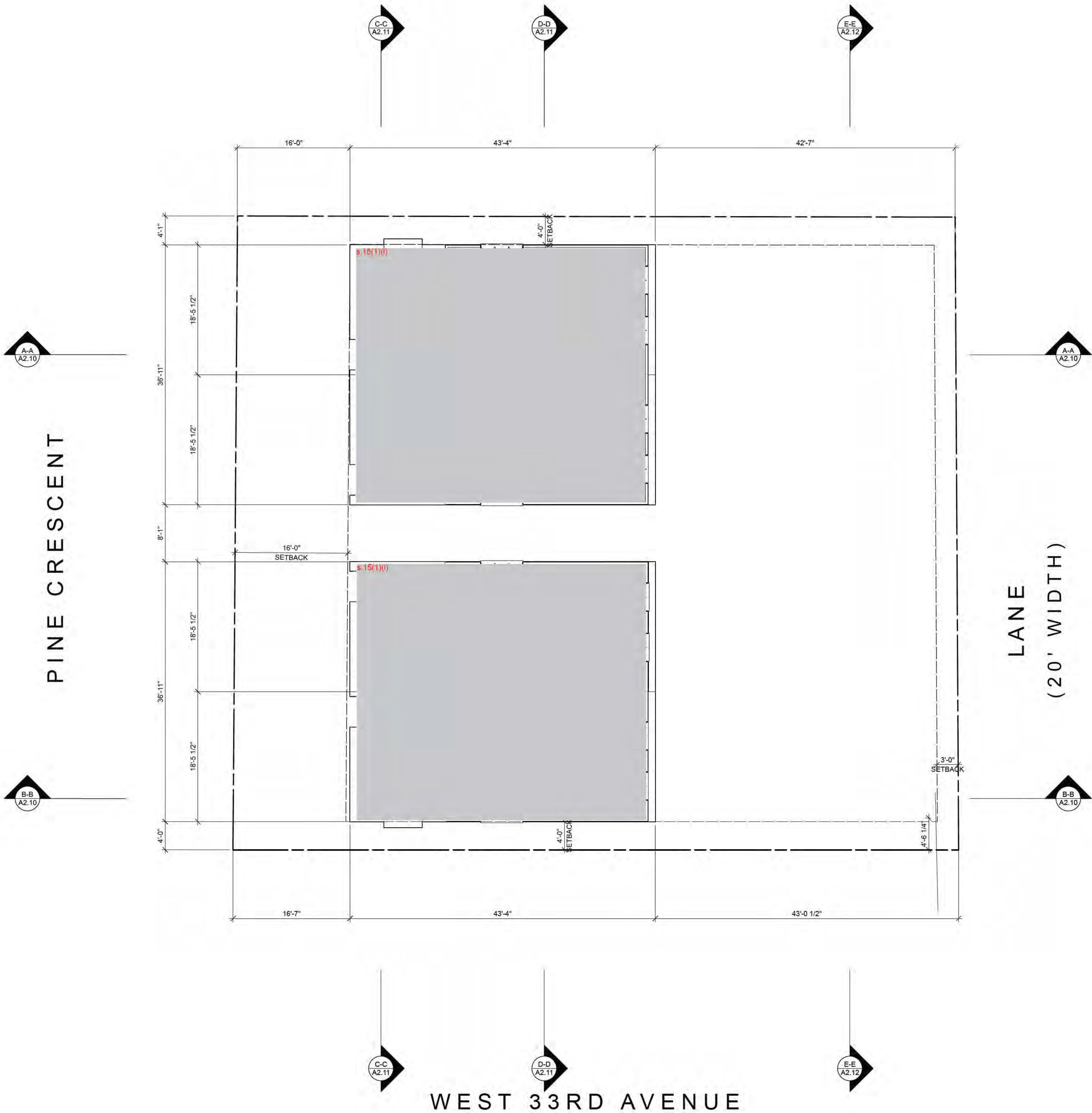

PADMOUNT
TRANSFORMER


SMALL CAR PARKING


STANDARD PARKING


STANDARD PARKING 2 WALL

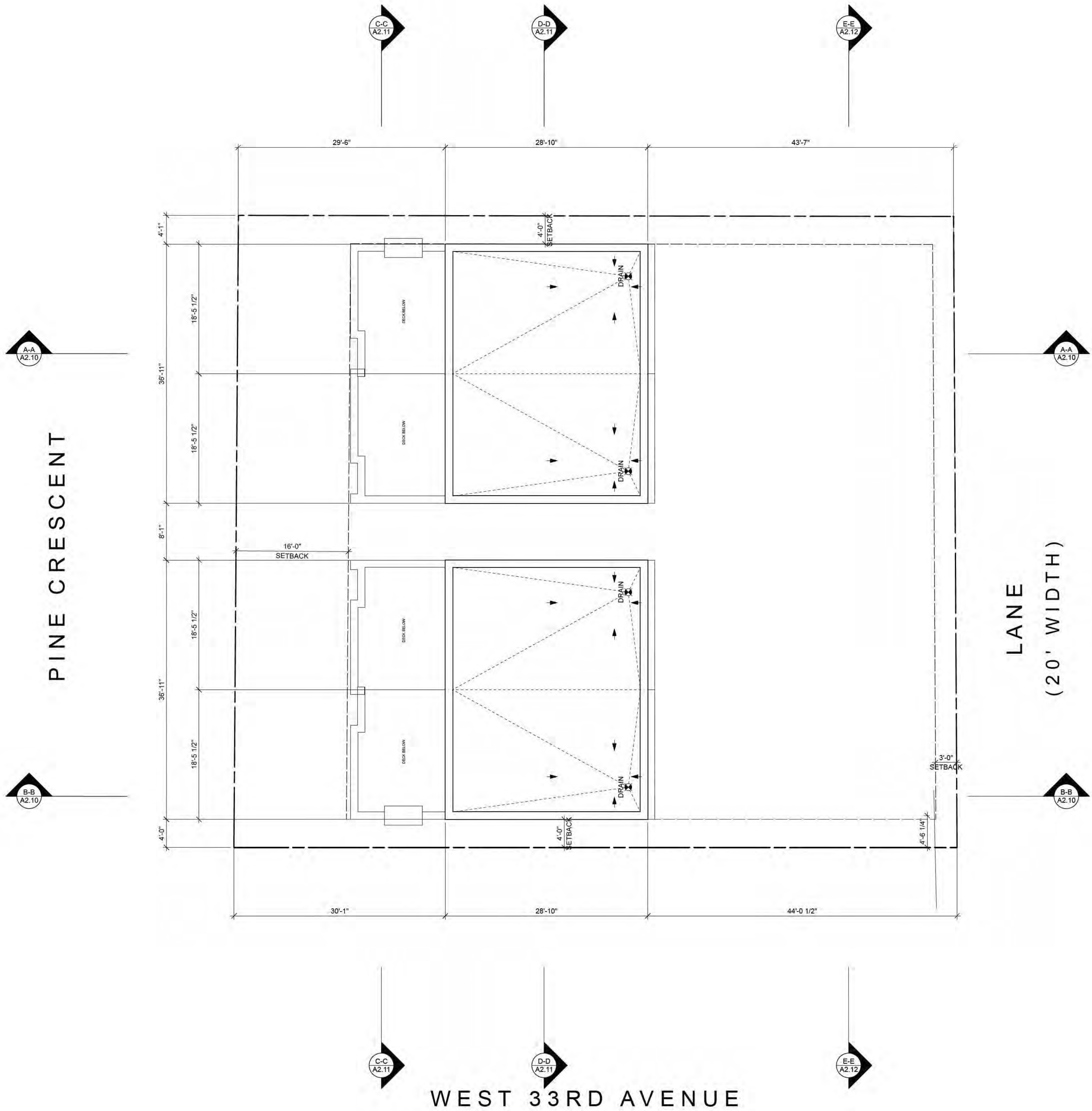
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ROOF PLAN

PRINT DATE Jul 8, 2024
SCALE 1/8" = 1'-0"

A1.05



MULTIPLEX

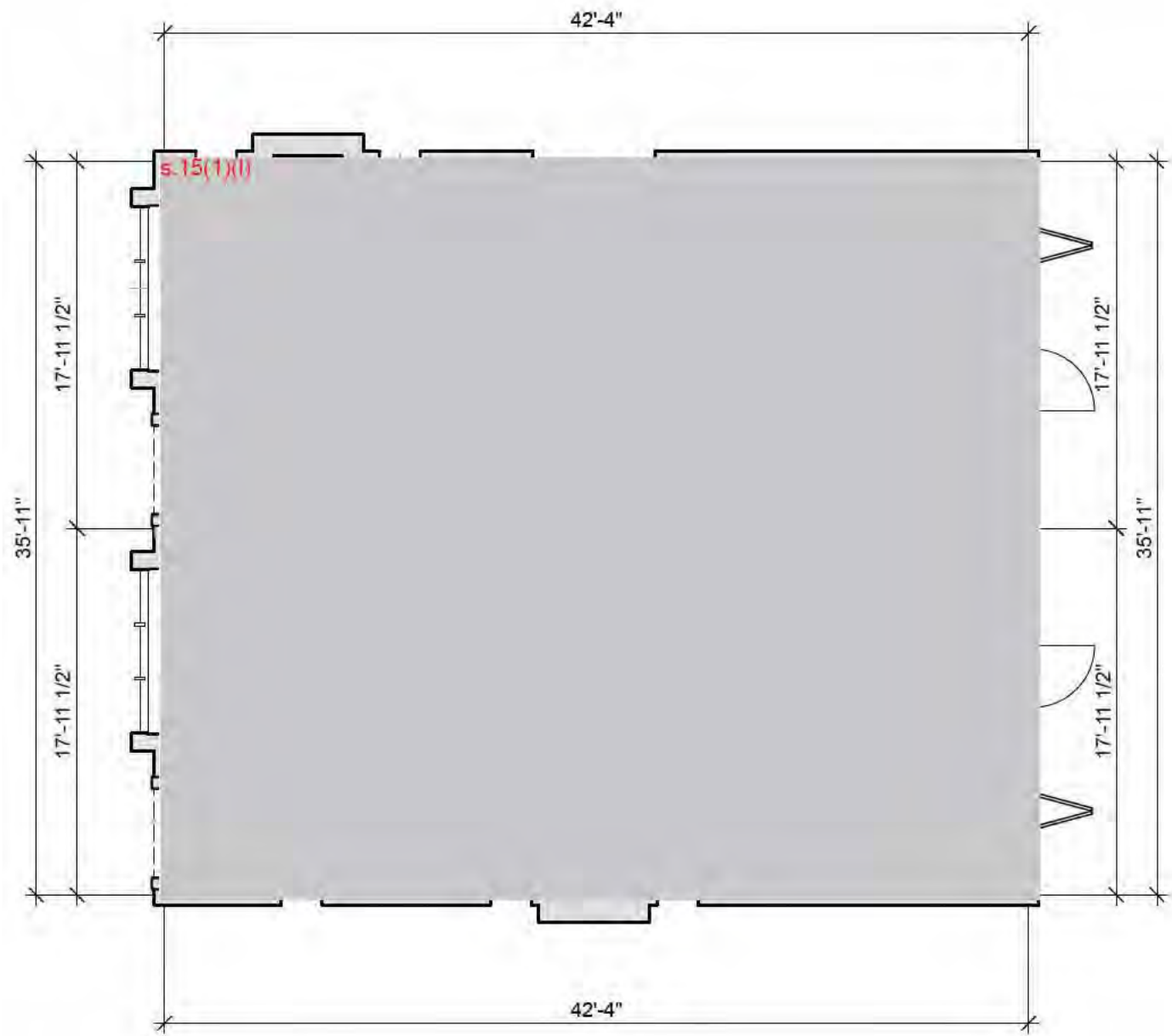
4888 PINE CRESCENT
VANCOUVER, BC

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DRAWING

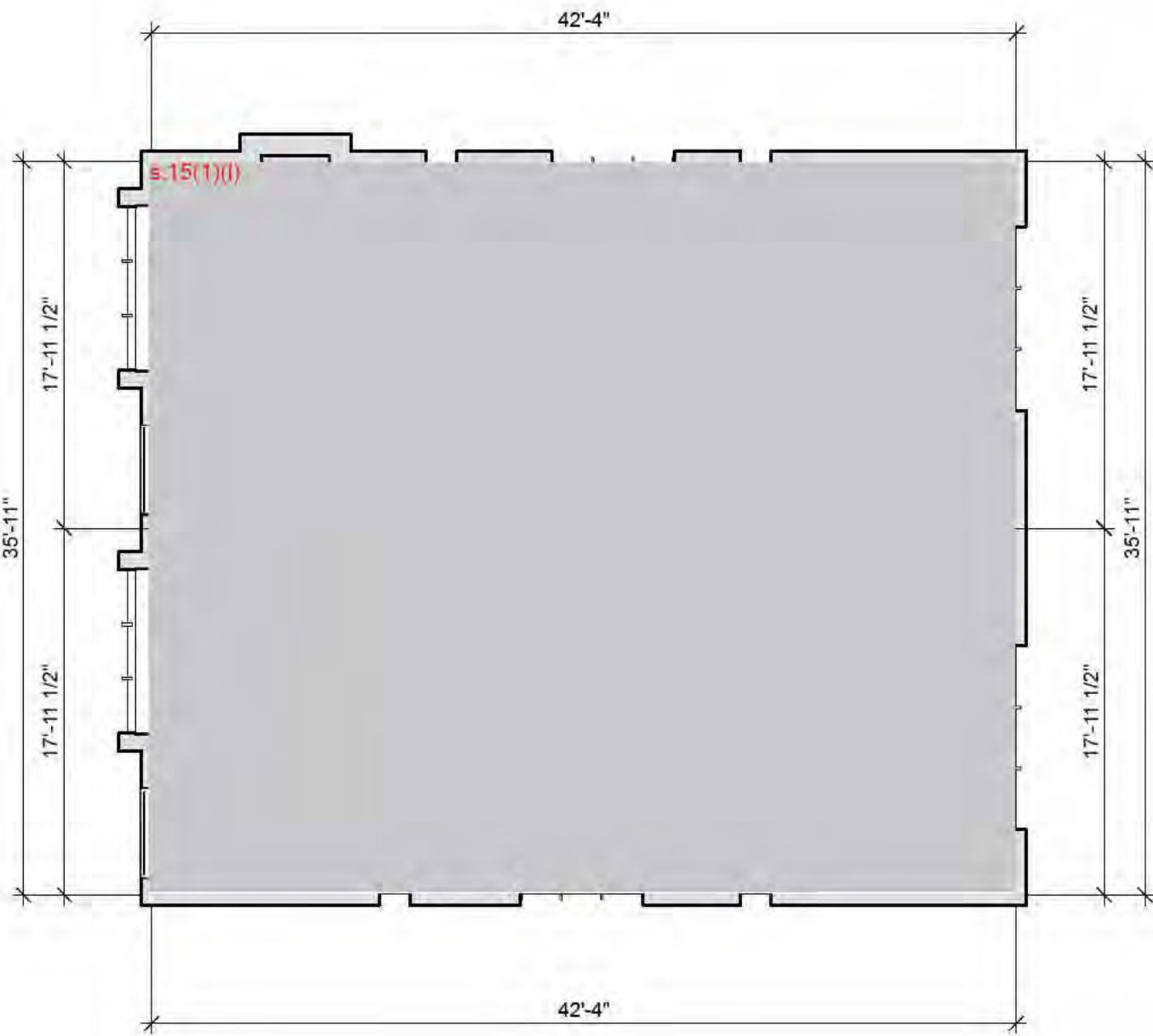
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PRINT DATE Jul 8, 2024

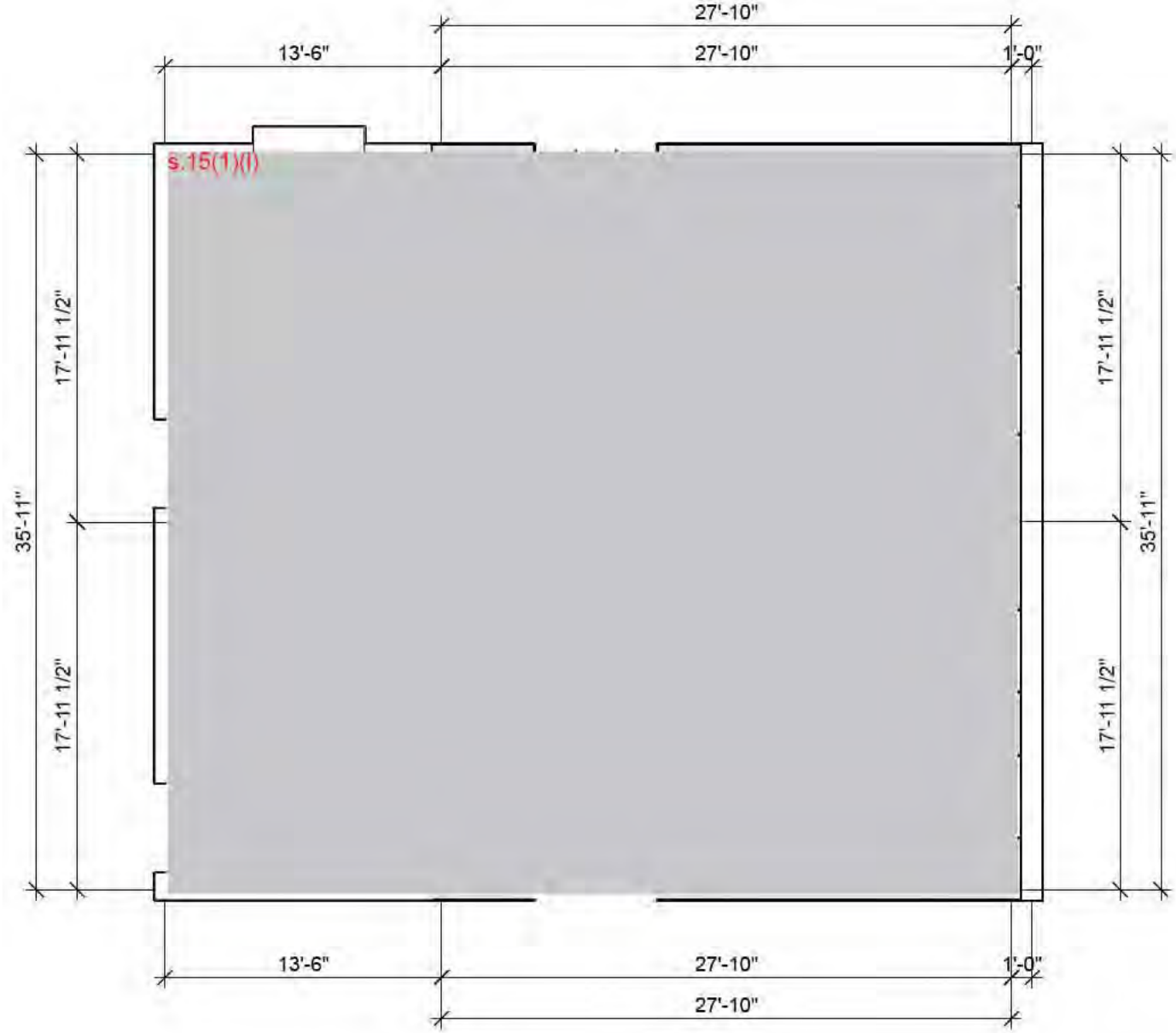
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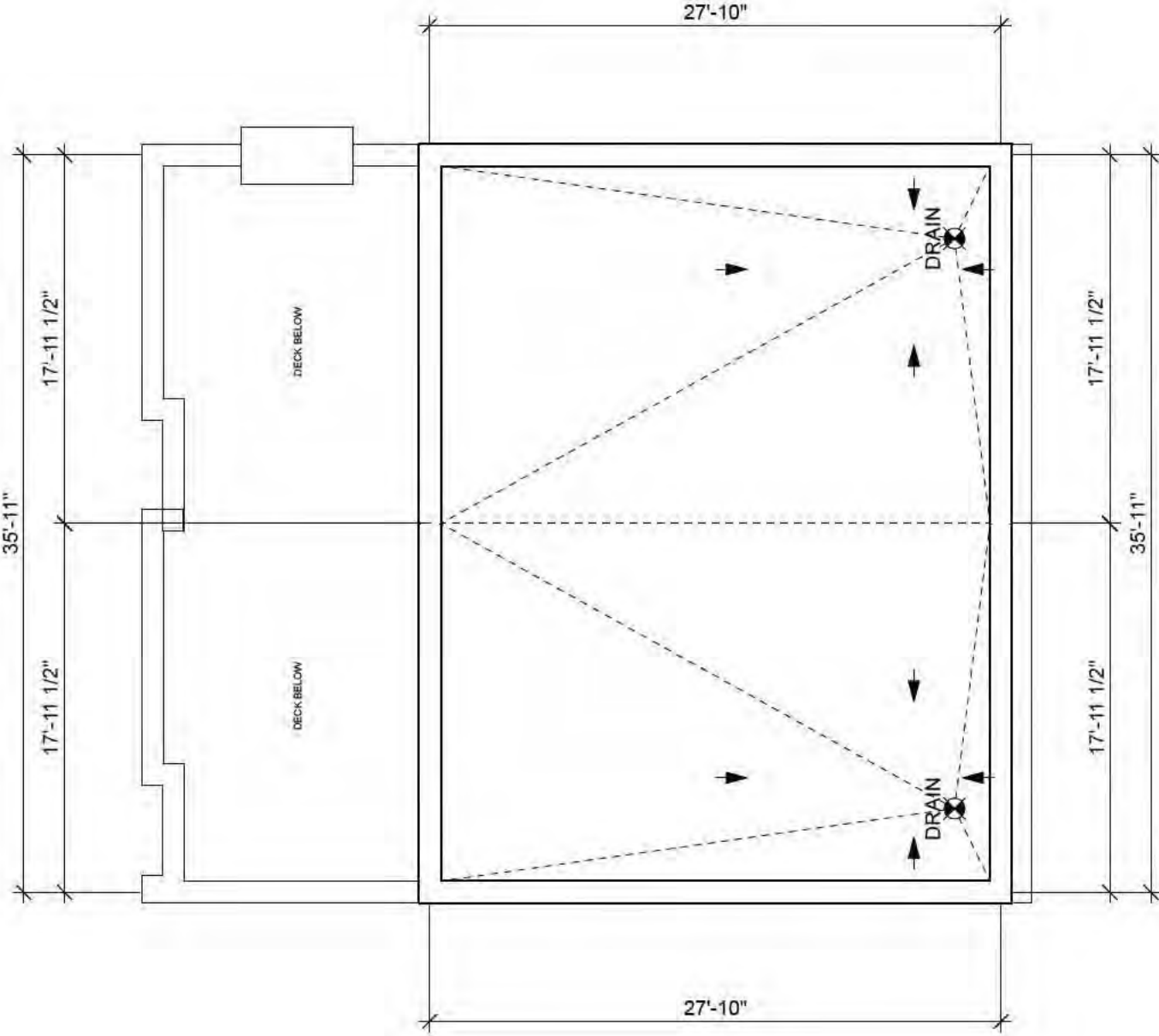
LEVEL 1 PLAN
BUILDING 1



LEVEL 2 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1



ROOF PLAN
BUILDING 1

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DRAWING

BUILDING 1
PLANS

PRINT DATE Jul 8, 2024
SCALE 1/8" = 1'-0"

A2.00
City of Vancouver - FOI 2025-146 - Page 34 of 87

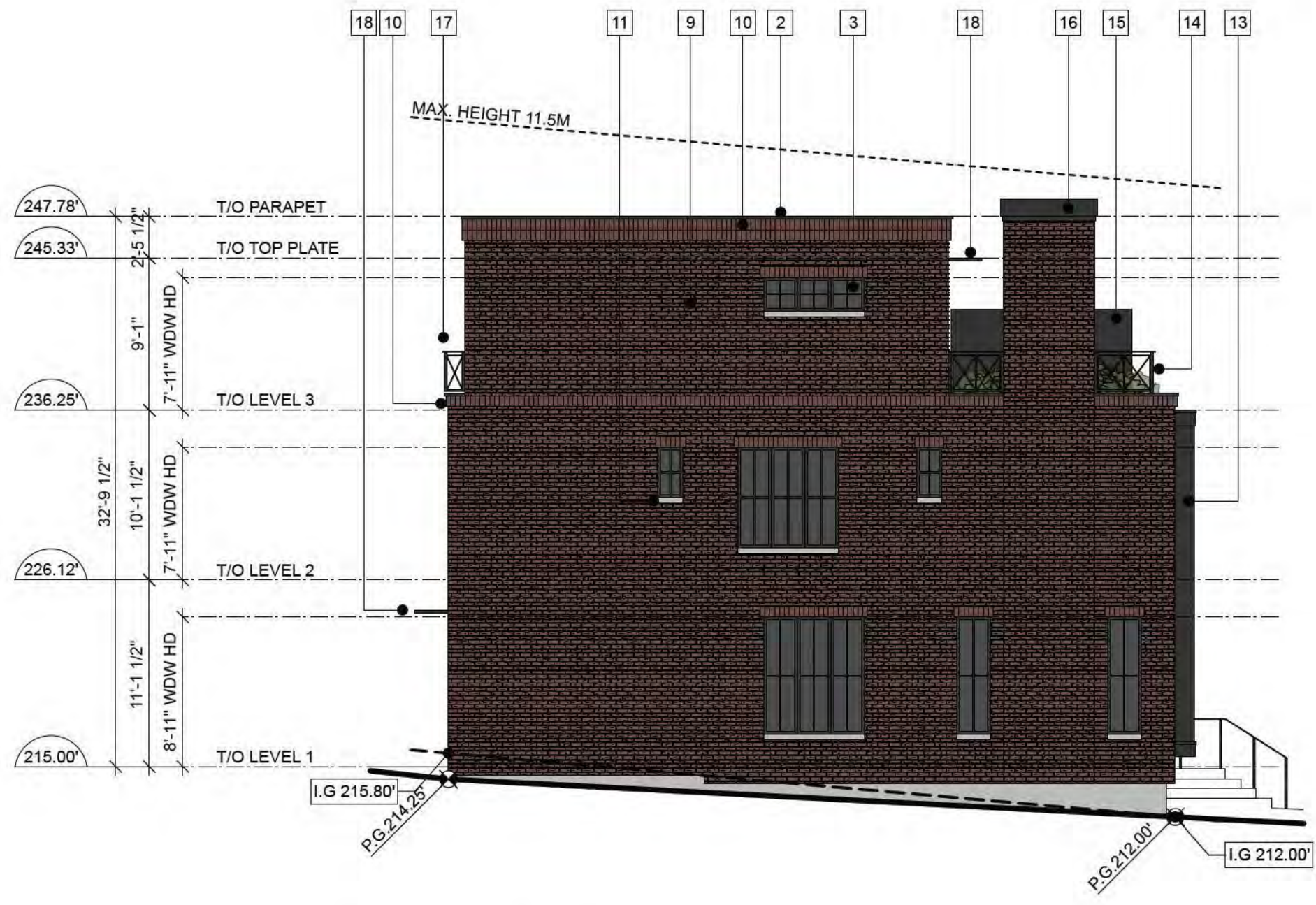
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WEST ELEVATION
BUILDING 1



NORTH ELEVATION
BUILDING 1



EAST ELEVATION
BUILDING 1



SOUTH ELEVATION
BUILDING 1

FINISH SCHEDULE			
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL	19 THIN BRICK
2 METAL CAP FLASHING PREFINISHED	8 SPANDREL GLASS	14 WROUGHT IRON RAILING	20 THIN BRICK SOLDIER COURSE
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 FULL BRICK	15 VERTICAL PREFINISHED ALUMINUM SLAT PRIVACY SCREEN	
4 INSULATED WOOD PANEL DOOR	10 FULL BRICK SOLDIER COURSE	16 METAL CHIMNEY CAP	
5 DOUBLE PANED SEALED UNIT VINYL DOORS	11 CONCRETE SILL	17 DECORATIVE WROUGHT IRON SHELF	
6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE TRIM	18 PREFINISHED ALUMINUM CANOPY	



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Jan 2024 #8088

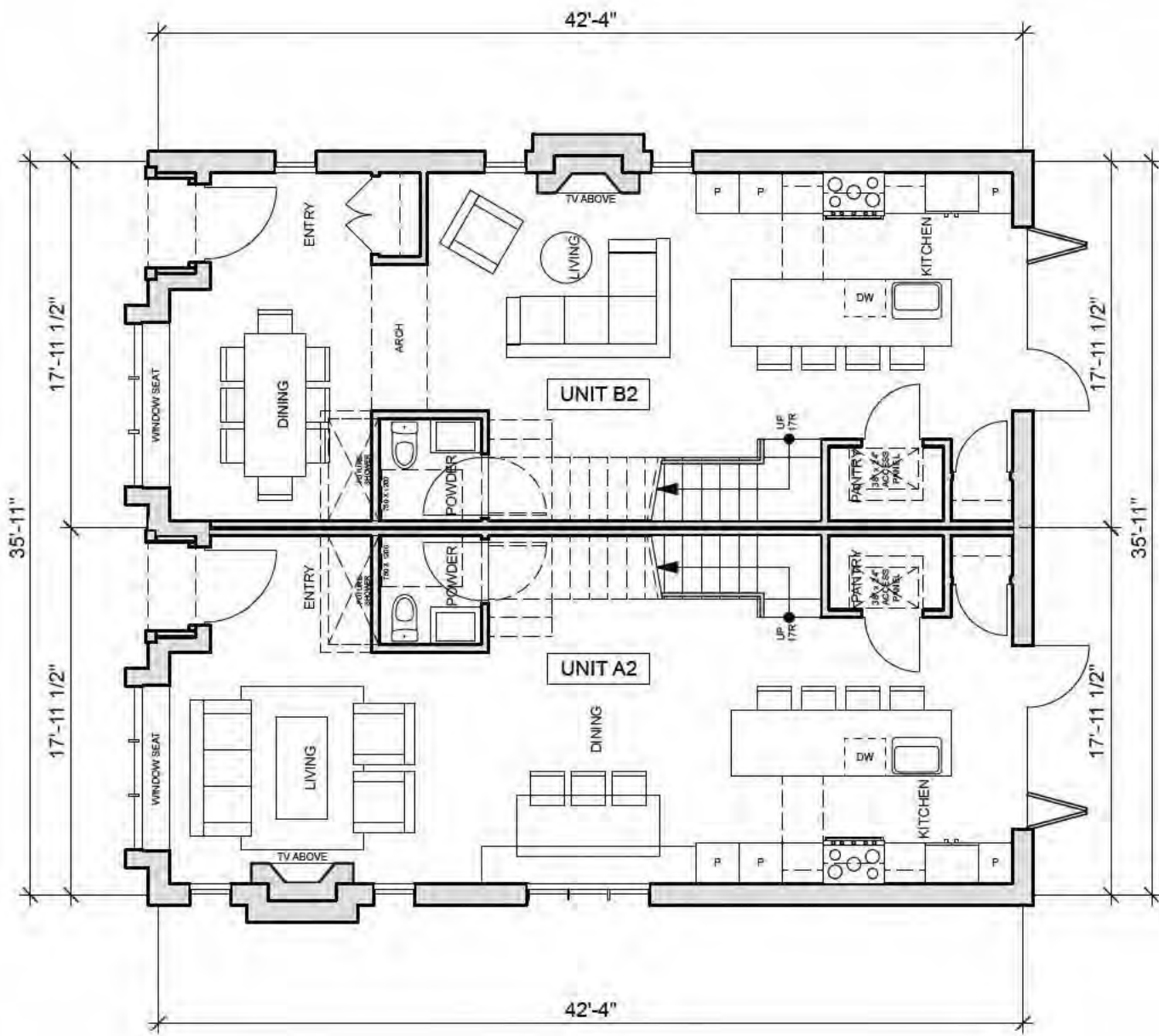
DRAWING

BUILDING 1
ELEVATIONS

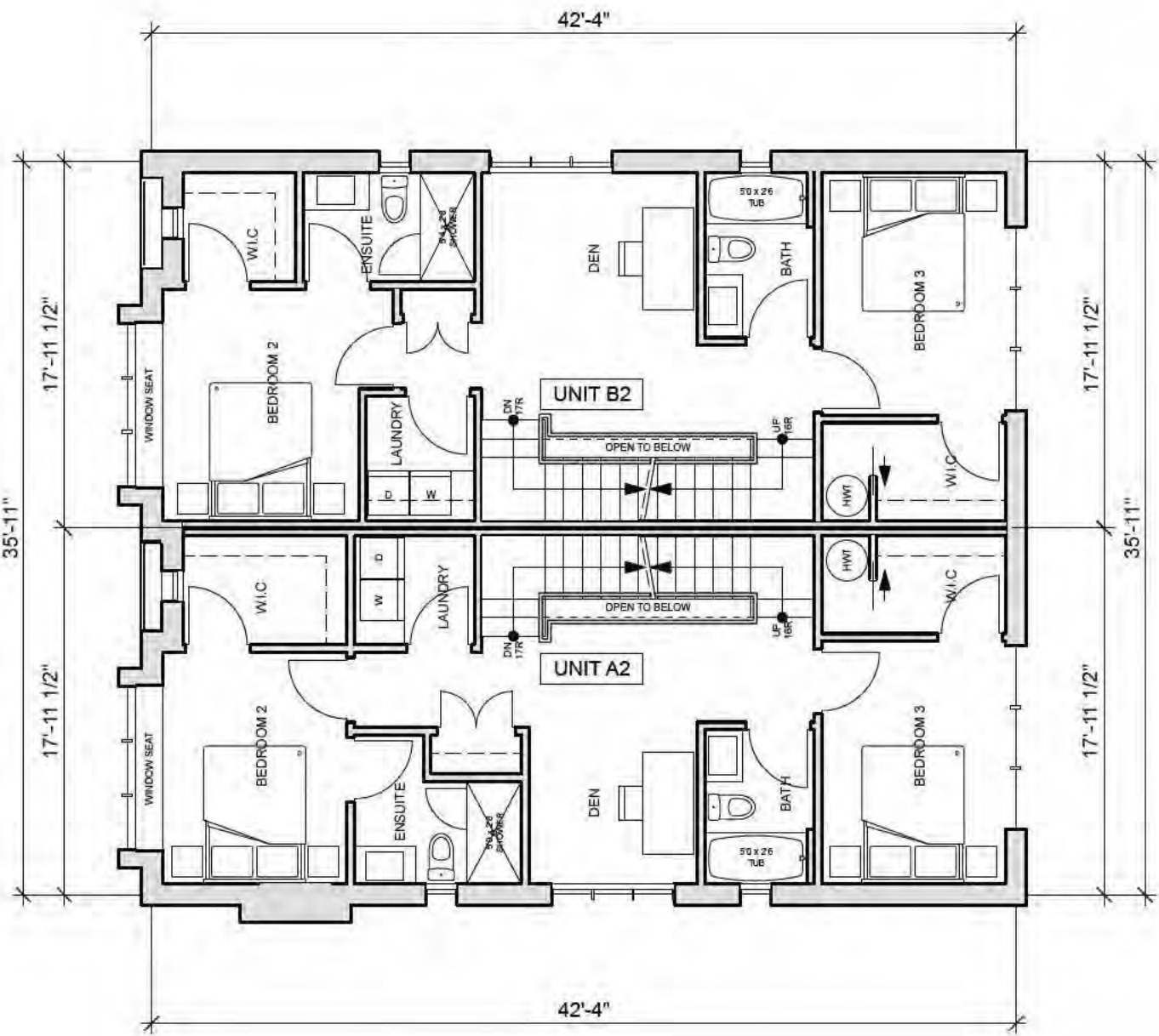
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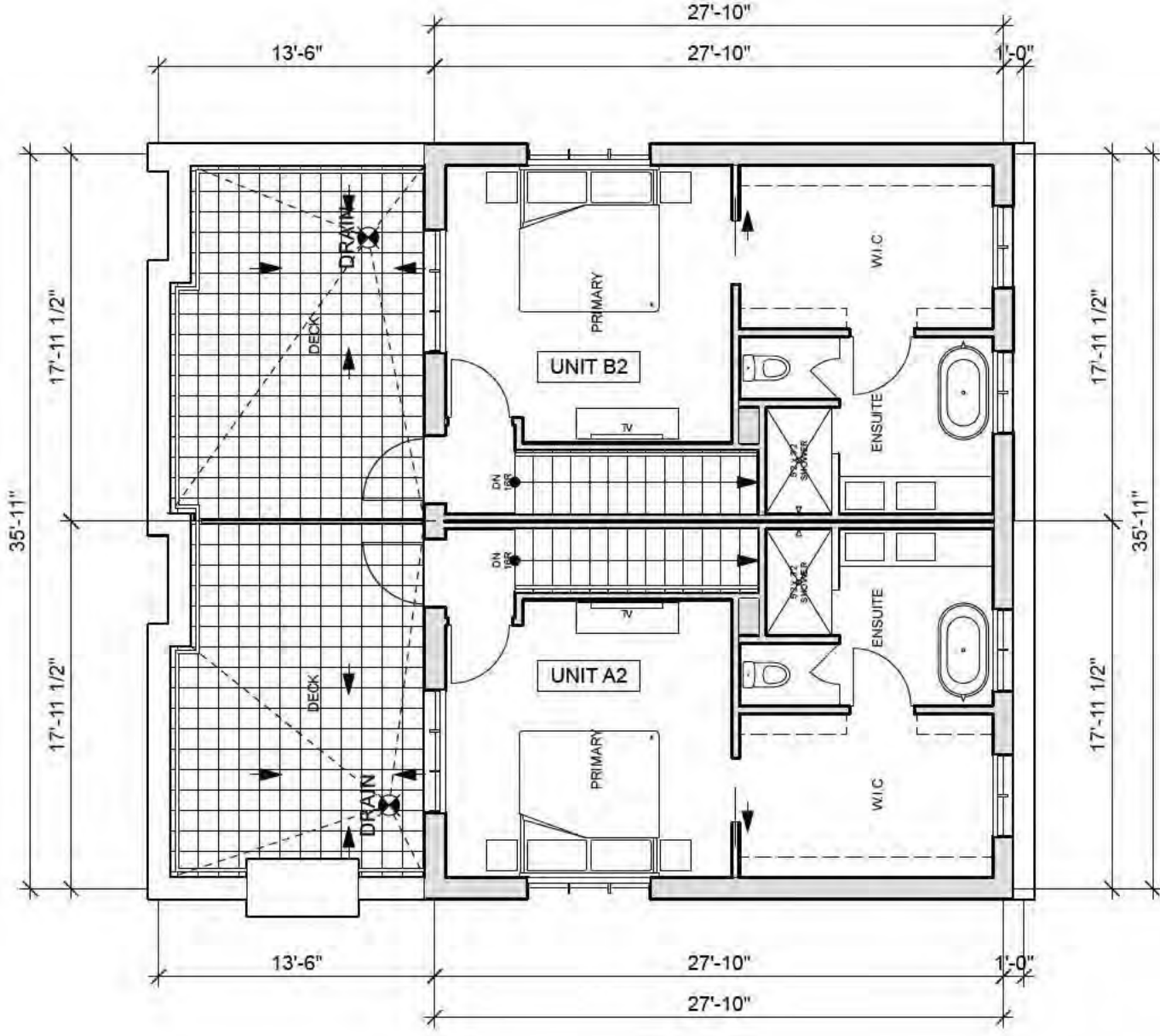
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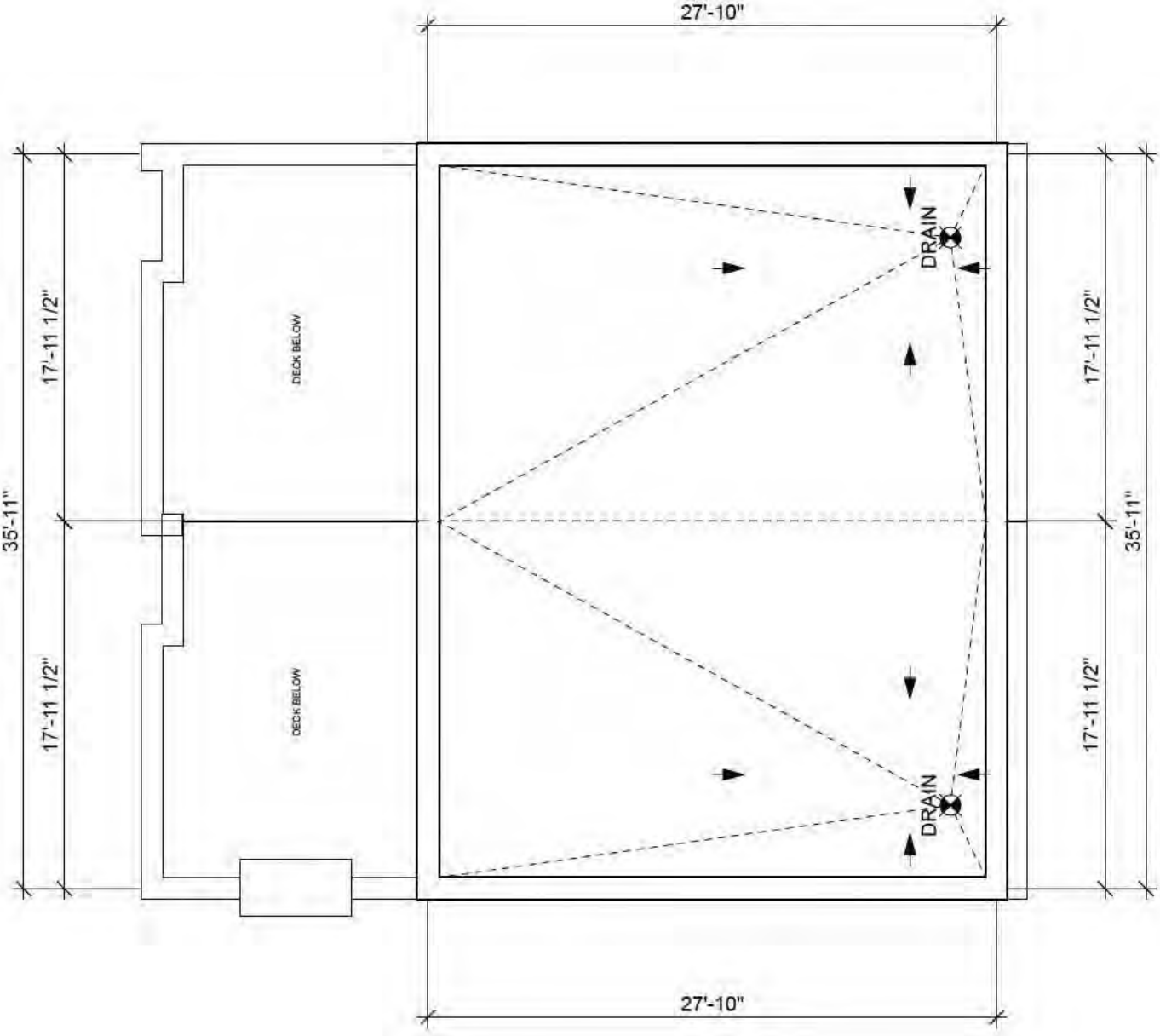
LEVEL 1 PLAN
BUILDING 2



LEVEL 2 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2



ROOF PLAN
BUILDING 2

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VANCOUVER, BC

Jan 2024 #8088
DRAWING

BUILDING 2
PLANS

PRINT DATE Jul 8, 2024
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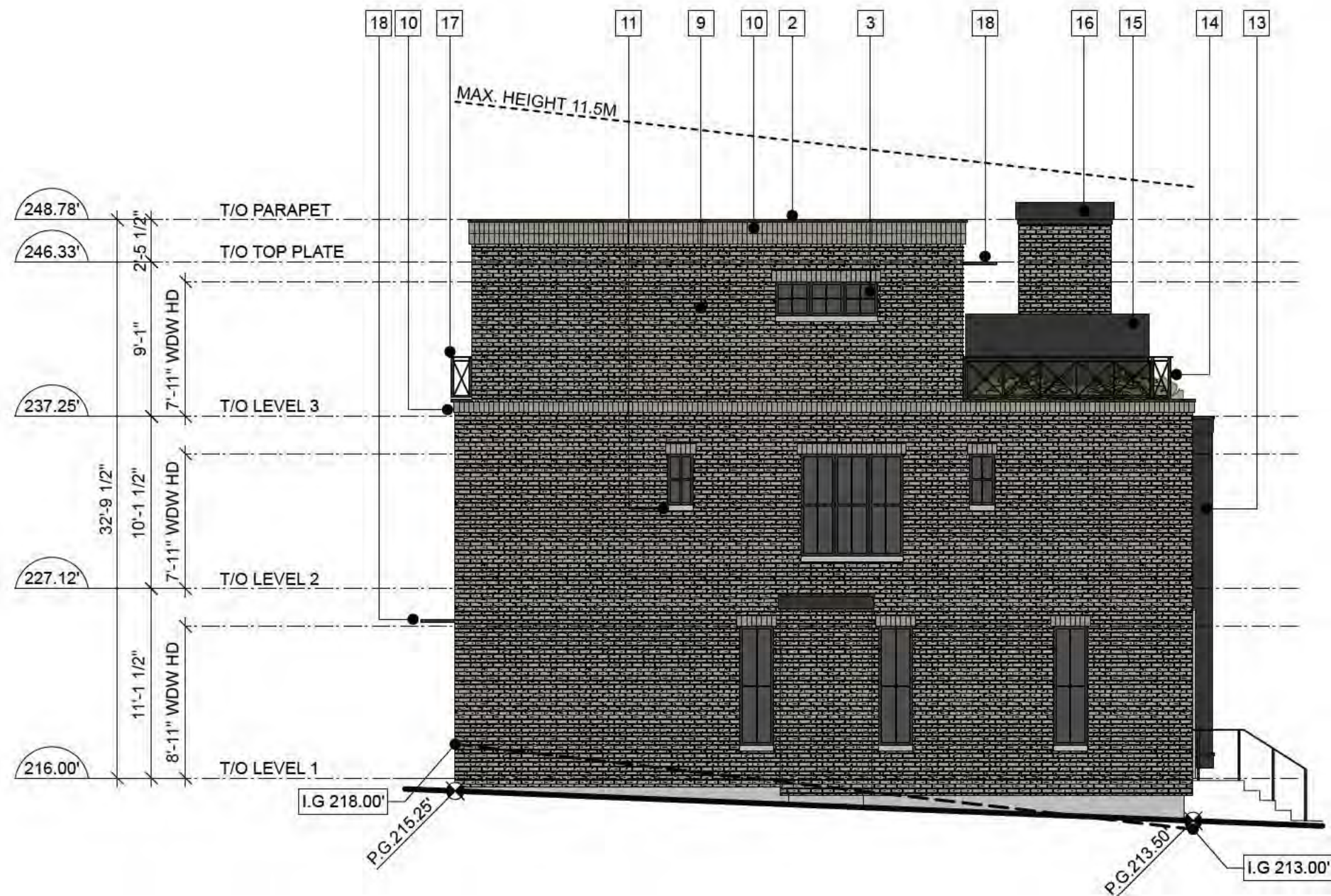
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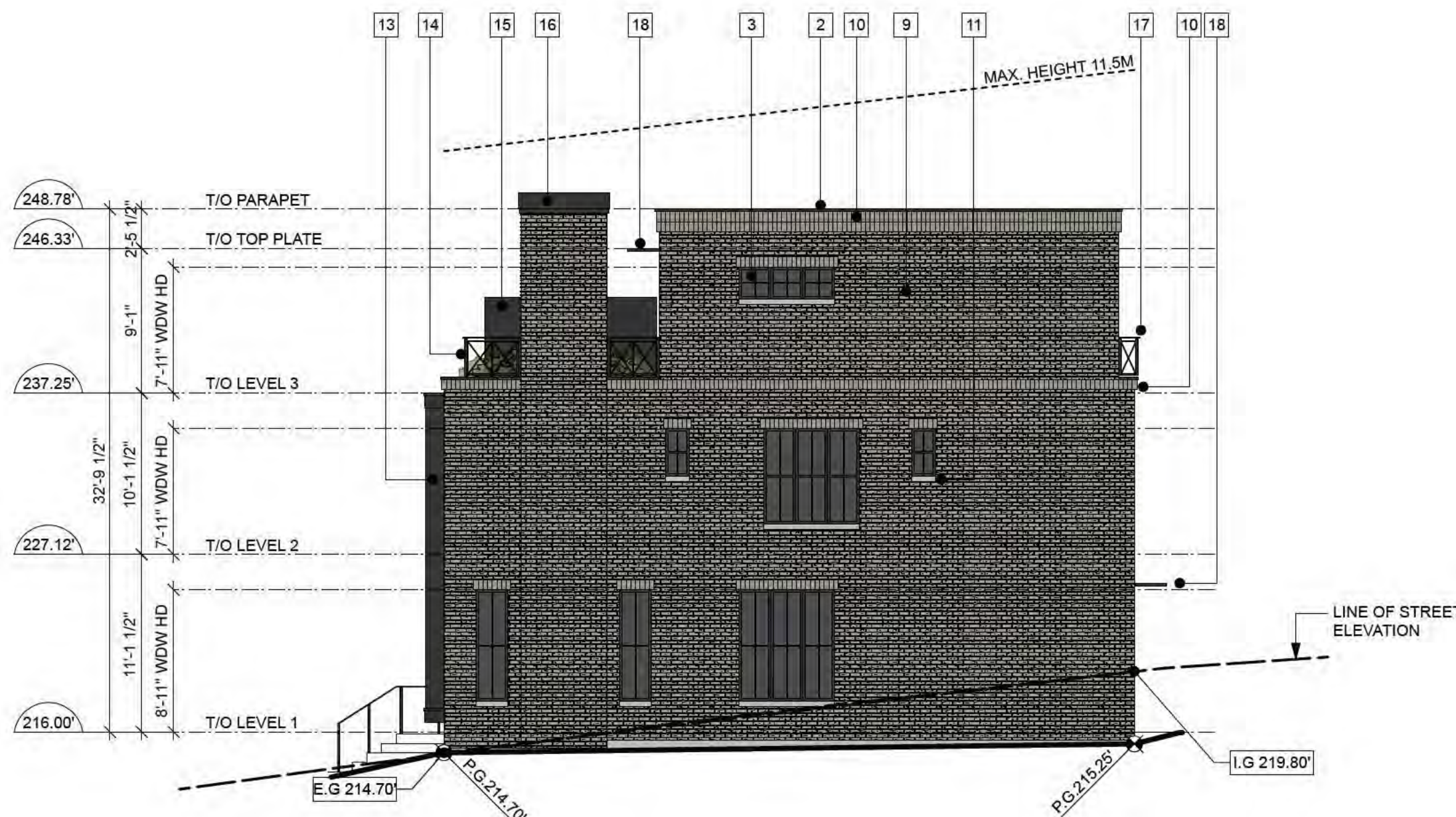
WEST ELEVATION
BUILDING 1



NORTH ELEVATION
BUILDING 1



EAST ELEVATION
BUILDING 1



SOUTH ELEVATION
BUILDING 1

FINISH SCHEDULE			
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL	19 THIN BRICK
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DRAWING

BUILDING 2
ELEVATIONS

PRINTDATE Jul 8, 2024

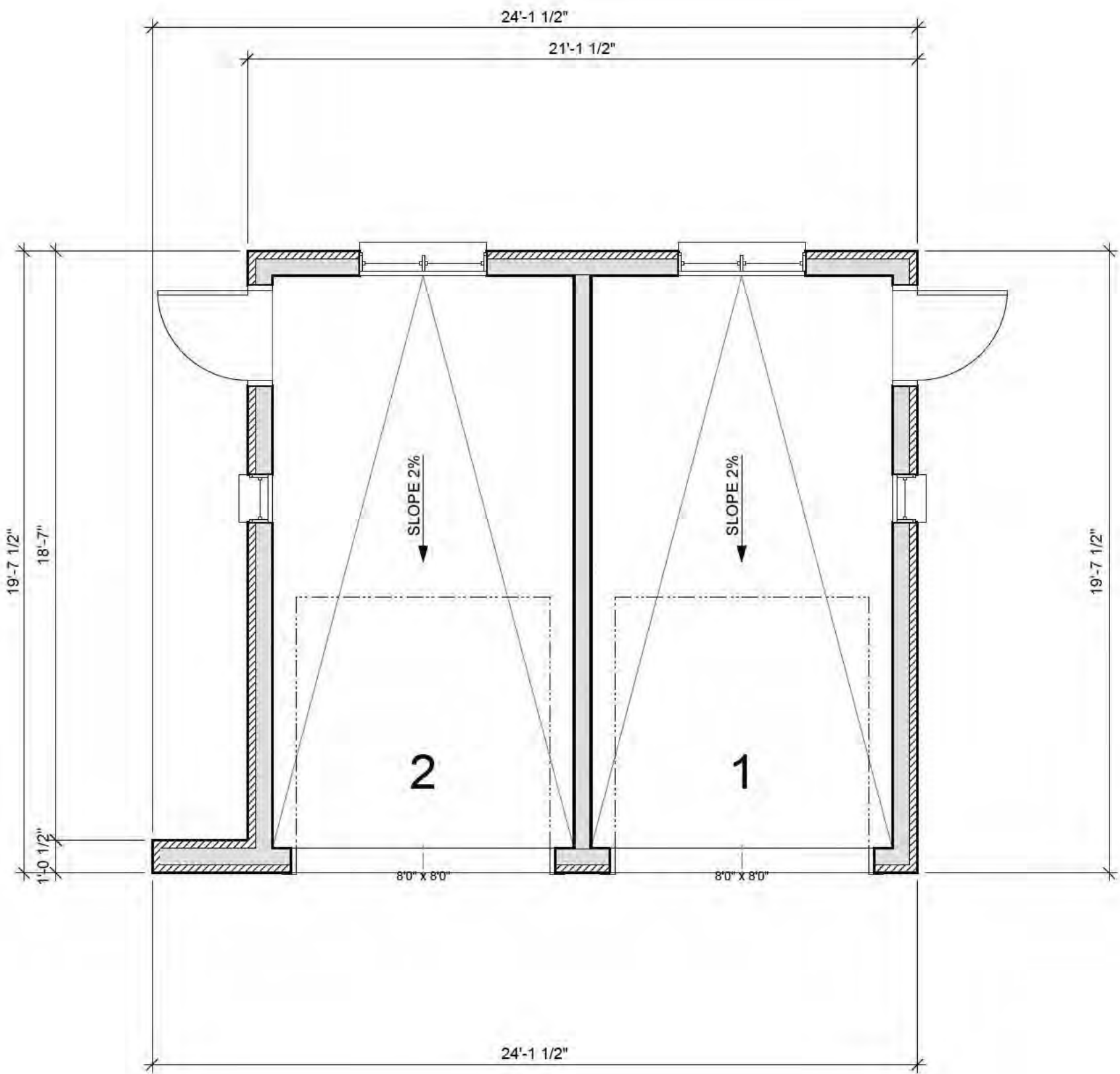
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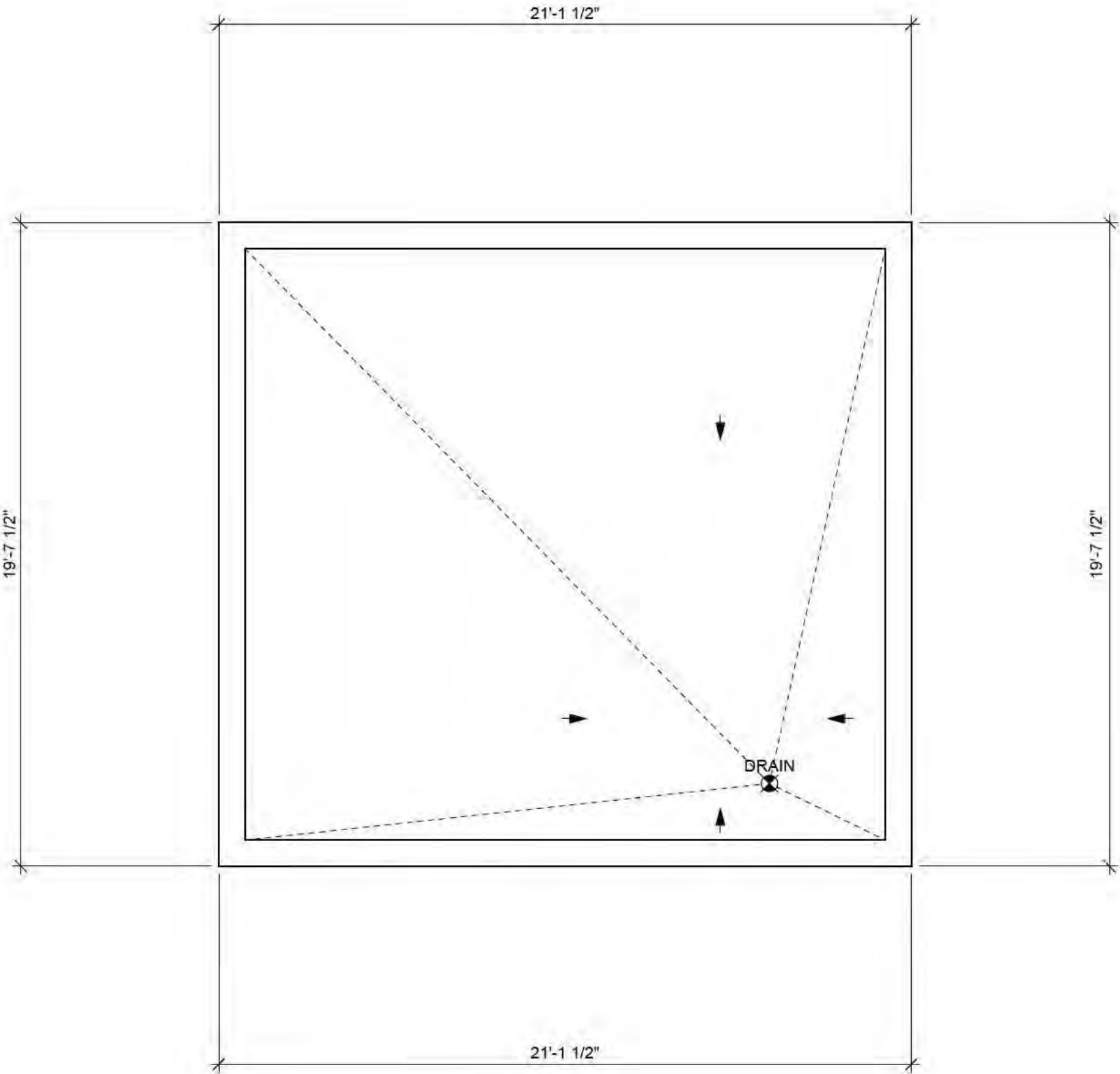
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LEVEL 1 PLAN
GARAGE 1



ROOF PLAN
GARAGE 1

GARAGE 1 FLOOR AREAS				
	LEVEL 1 SQ. FT.	LEVEL 2 SQ. FT.	LEVEL 3 SQ. FT.	TOTAL
GROSS	417.7 SF	0.0 SF	0.0 SF	417.7 SF
MECH. EXCLUSION	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	417.7 SF	0.0 SF	0.0 SF	417.7 SF



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VANCOUVER, BC

Jan 2024 #8088
DRAWING

GARAGE 1
PLANS

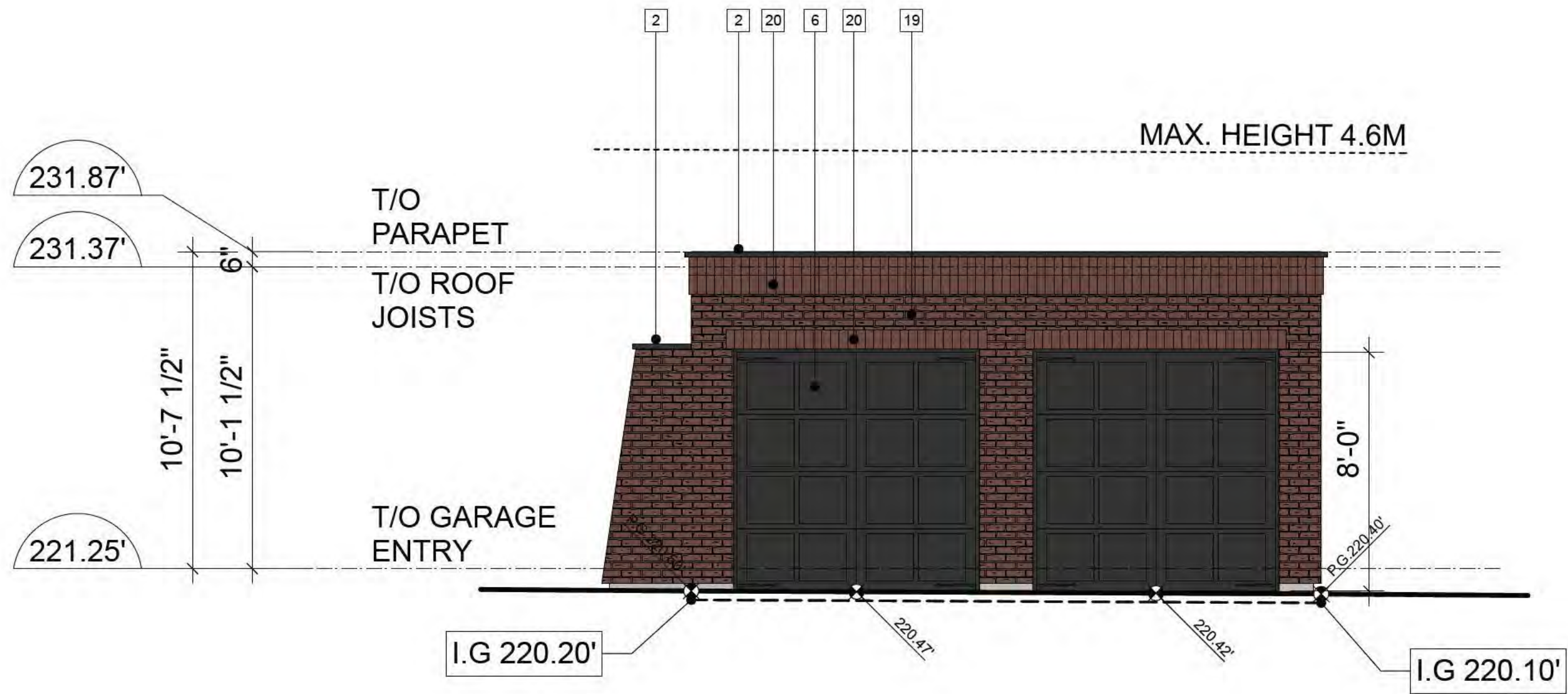
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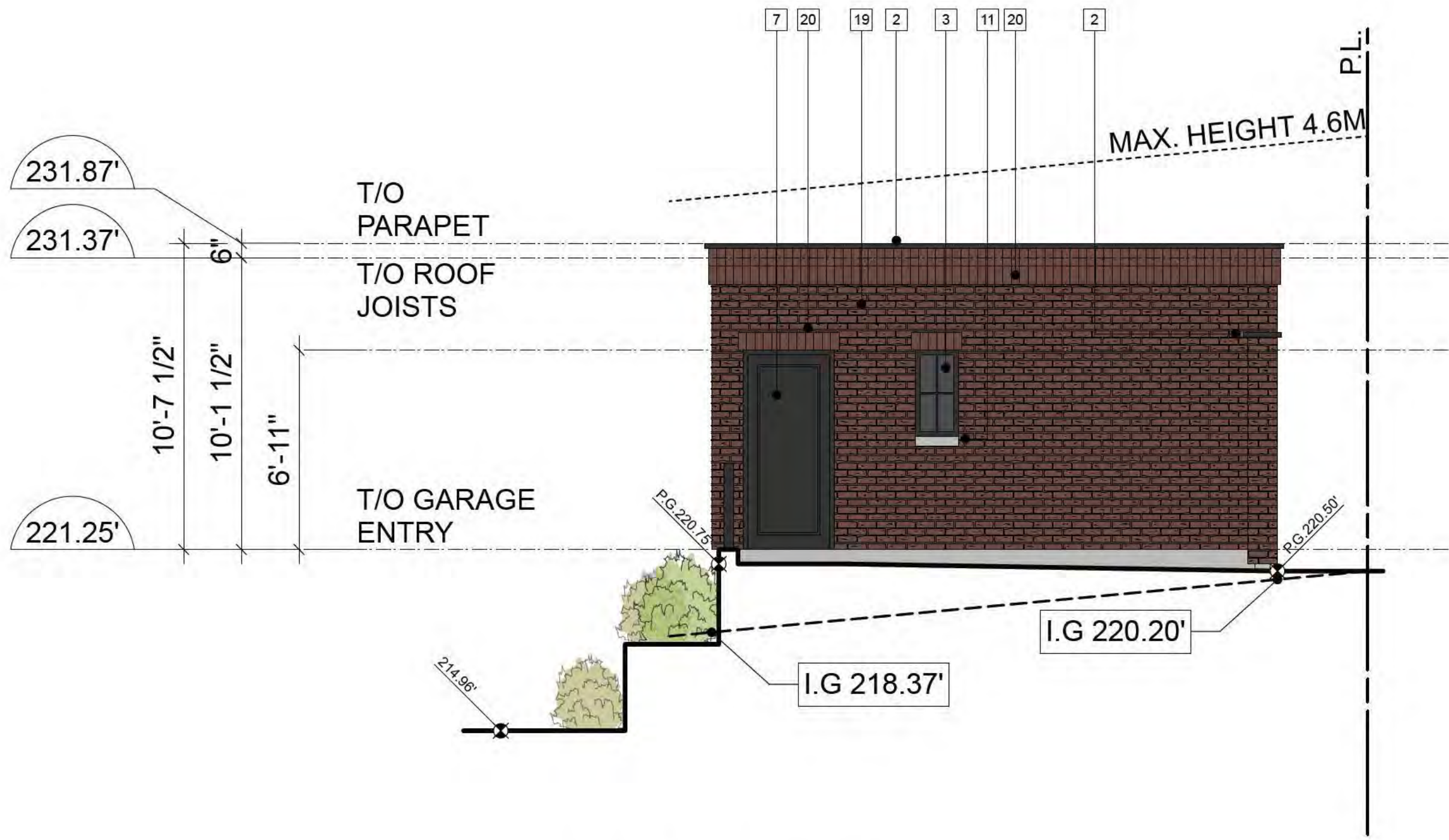
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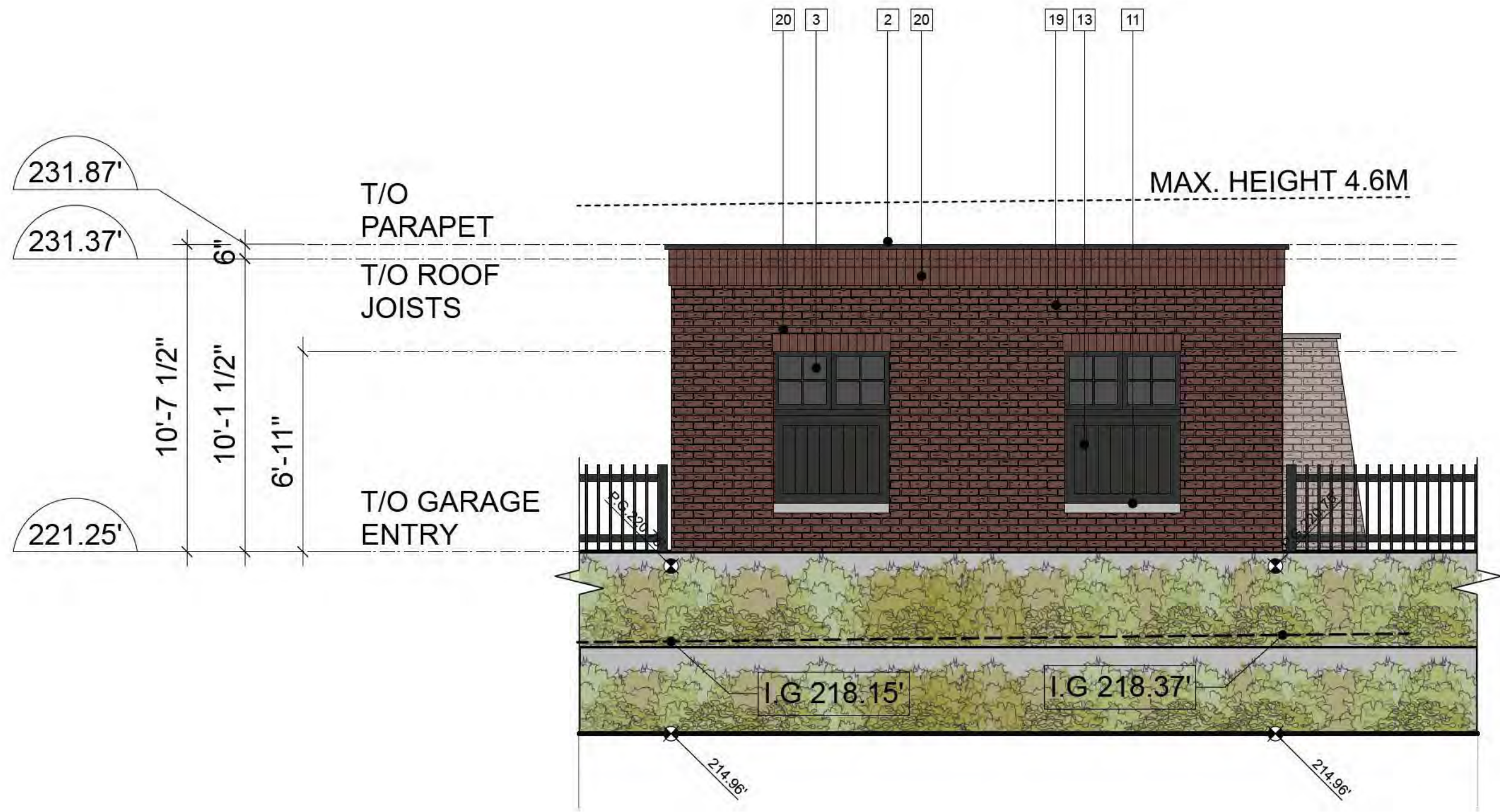
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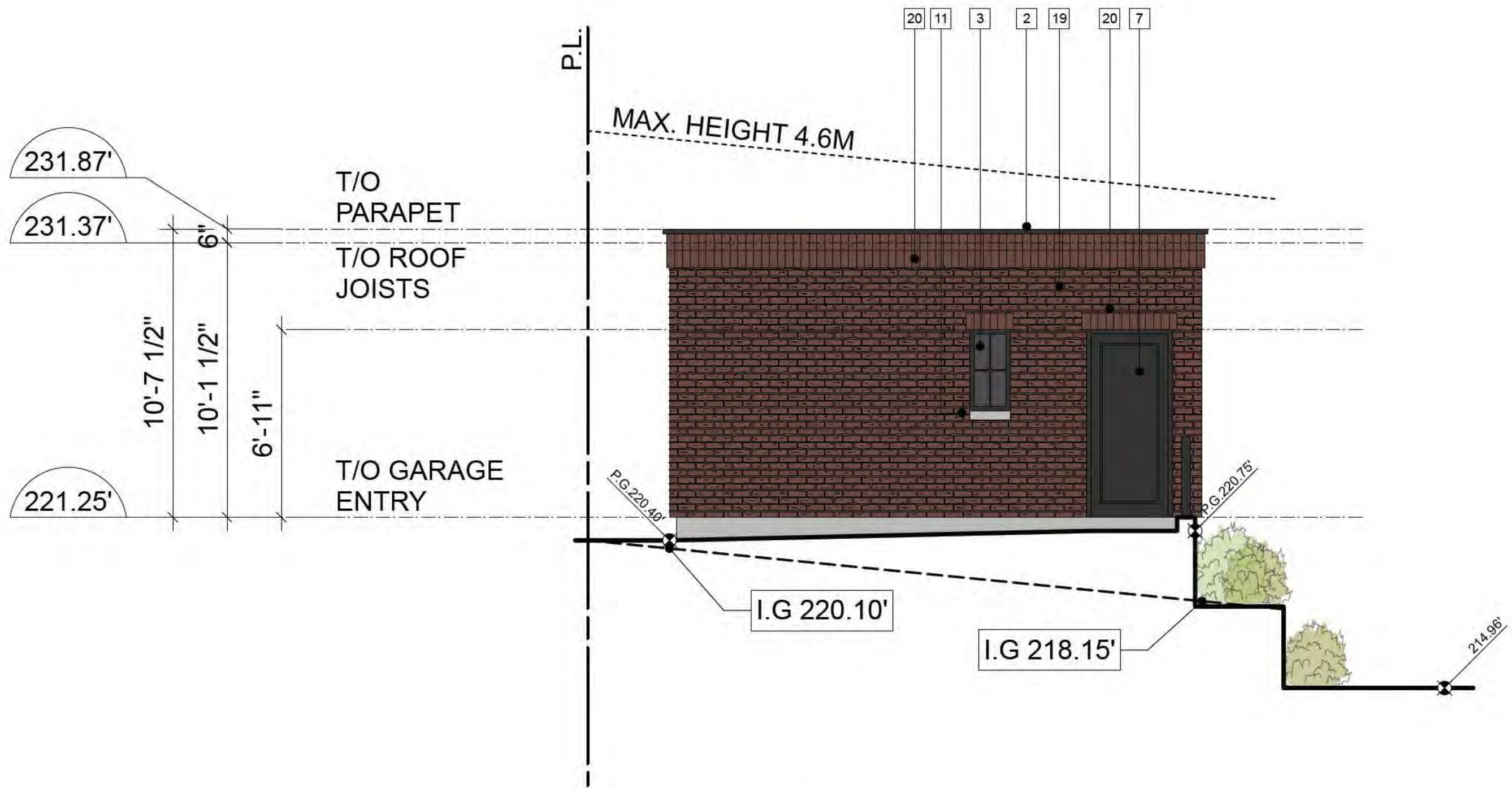
EAST ELEVATION
GARAGE 1



SOUTH ELEVATION
GARAGE 1



WEST ELEVATION
GARAGE 1



NORTH ELEVATION
GARAGE 1

FINISH SCHEDULE			
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL	19 THIN BRICK
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DRAWING

GARAGE 1
ELEVATIONS

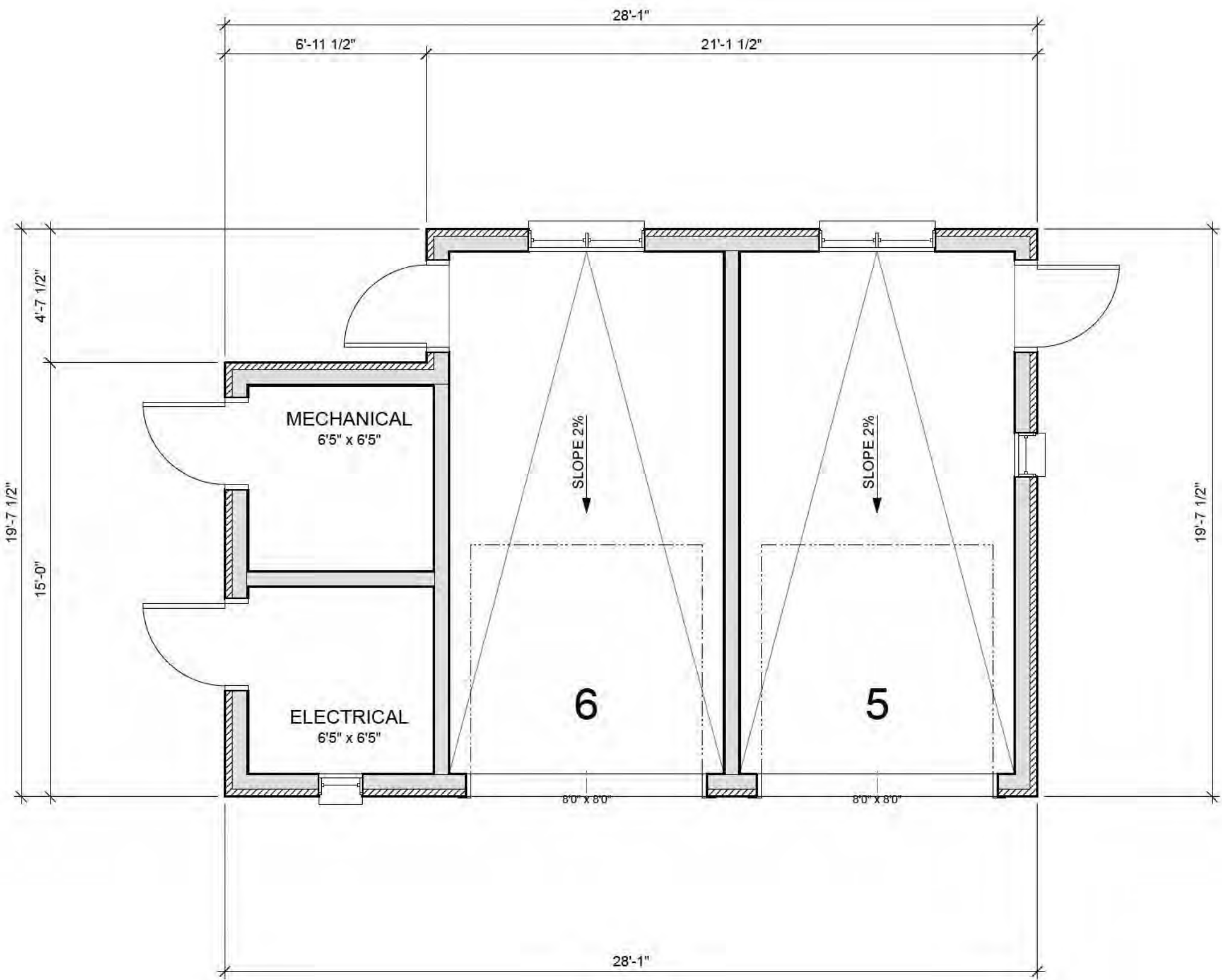
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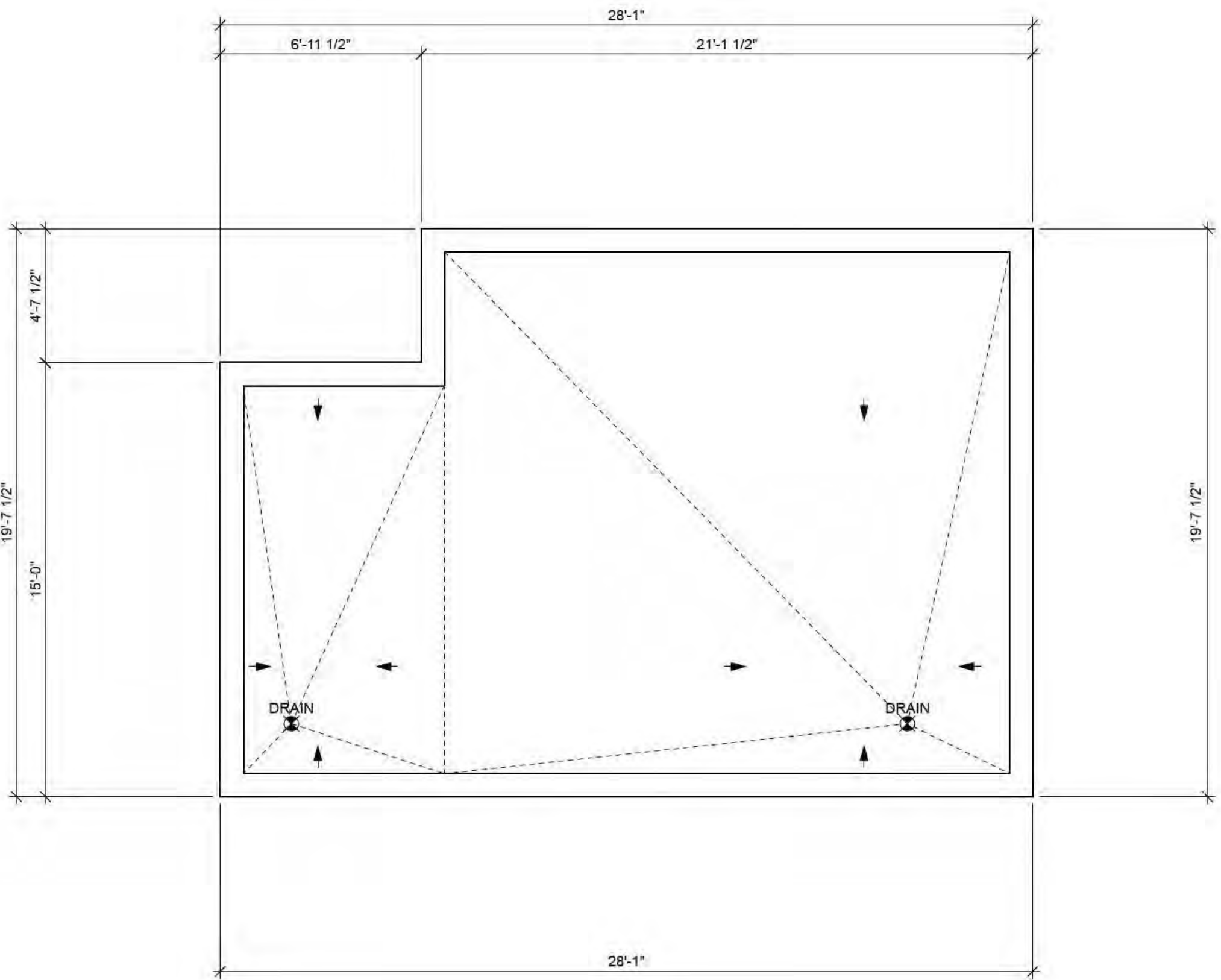
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LEVEL 1 PLAN
GARAGE 2



ROOF PLAN
GARAGE 2

GARAGE 2 FLOOR AREAS				
	LEVEL 1 SQ. FT.	LEVEL 2 SQ. FT.	LEVEL 3 SQ. FT.	TOTAL
GROSS	519.0 SF	0.0 SF	0.0 SF	519.0 SF
MECH. EXCLUSION	108.1 SF	0.0 SF	0.0 SF	108.1 SF
NET	410.8 SF	0.0 SF	0.0 SF	410.8 SF



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GARAGE 2
PLANS

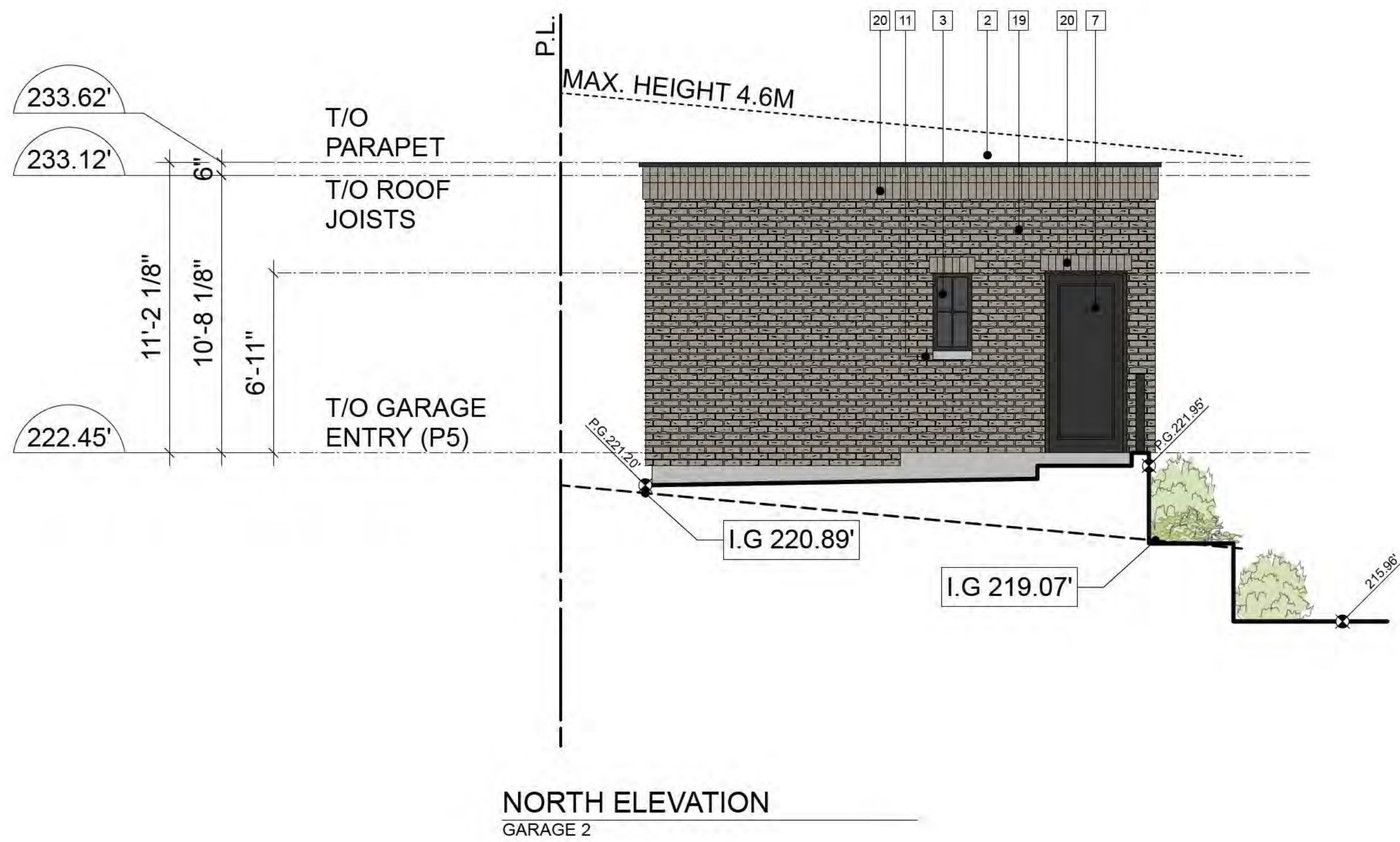
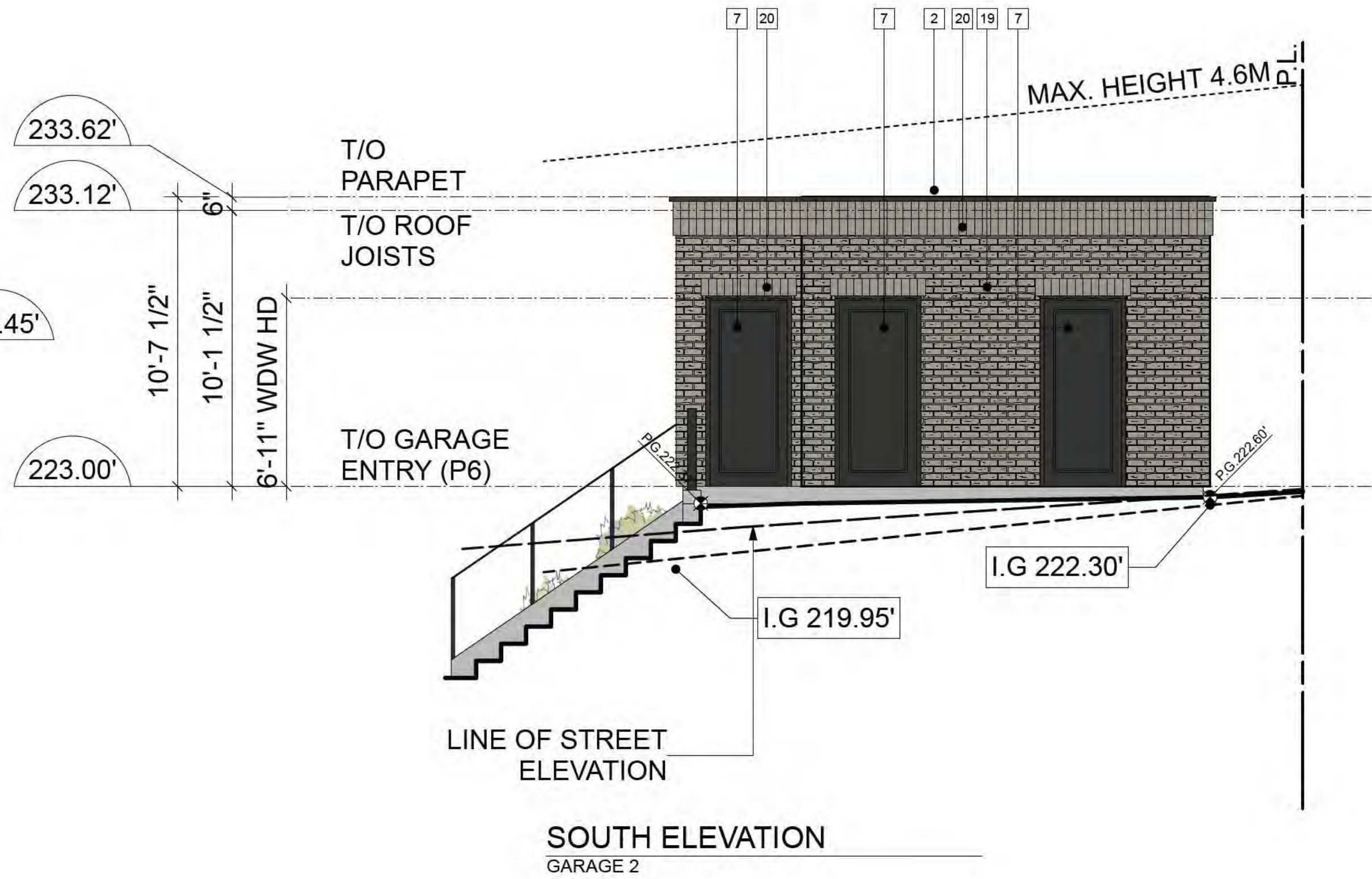
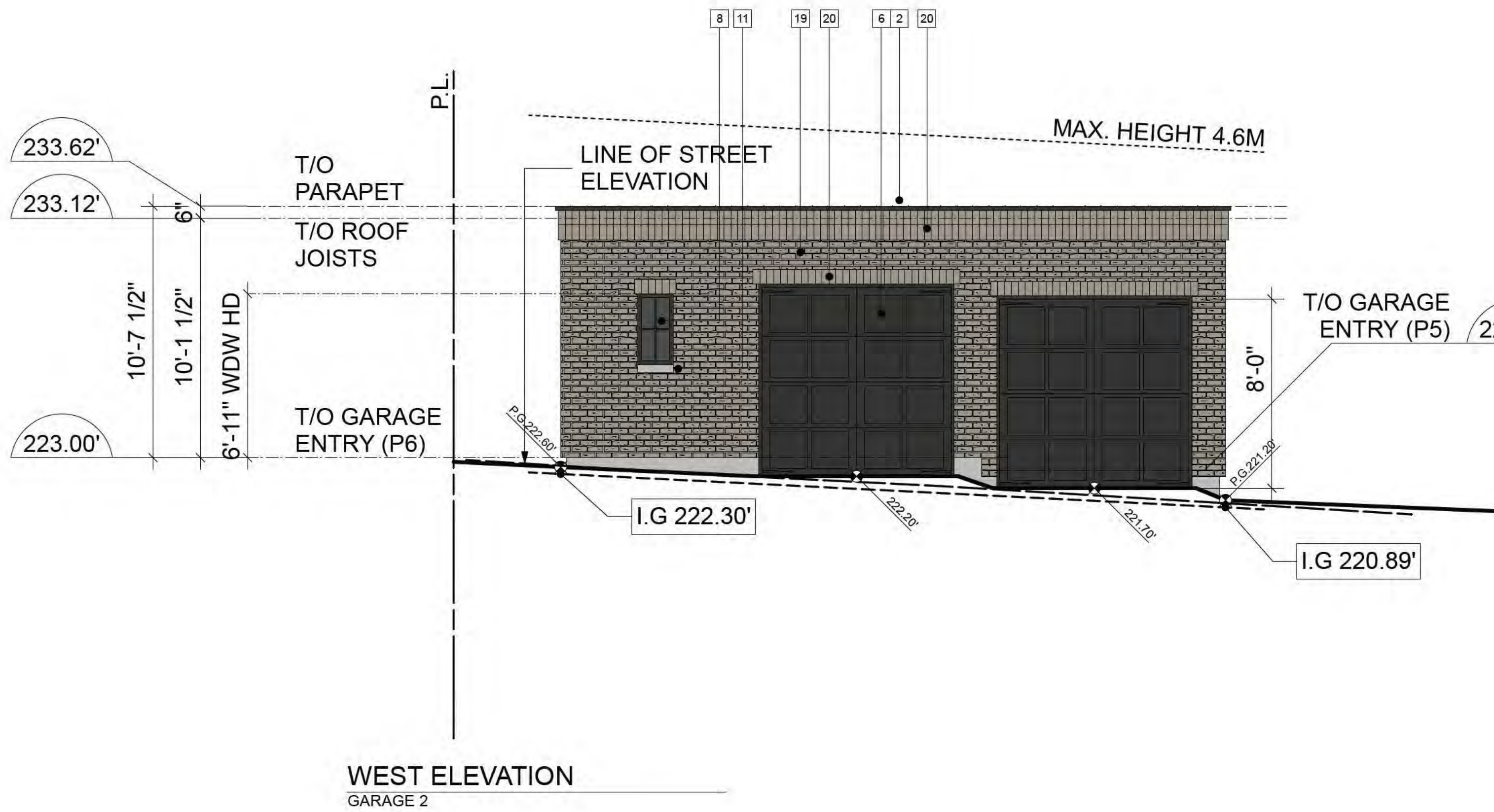
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JULY 8, 2024



FINISH SCHEDULE			
1 METAL DOWNSPOUTS PREFINISHED	7 HM DOOR PRIMED & PAINTED	13 METAL SIDING PANEL	19 THIN BRICK
2 METAL CAP FLASHING PREFINISHED	8 SPANDREL GLASS	14 WROUGHT IRON RAILING	20 THIN BRICK SOLDIER COURSE
3 DOUBLE PANED SEALED UNIT VINYL WINDOWS	9 FULL BRICK	15 VERTICAL PREFINISHED ALUMINUM SLAT PRIVACY SCREEN	
4 INSULATED WOOD PANEL DOOR	10 FULL BRICK SOLDIER COURSE	16 METAL CHIMNEY CAP	
5 DOUBLE PANED SEALED UNIT VINYL DOORS	11 CONCRETE SILL	17 DECORATIVE WROUGHT IRON SHELF	
6 PAINTED WOOD PANEL SECTIONAL GARAGE DOOR	12 CONCRETE TRIM	18 PREFINISHED ALUMINUM CANOPY	



MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088

DRAWING

GARAGE 2
ELEVATIONS

PRINTDATE Jul 8, 2024

SCALE 1/4" = 1'-0"

A2.07

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REVISIONS

ISSUED FOR DEVELOPMENT PERMIT
JULY 8, 2024



REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-07-08

FORMWERKS
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 605-2076 Phone 603-5441

MULTIPLEX

4888 PINE CRESCENT
VANCOUVER, BC

Jan 2024 #8088
DRAWING

COLOUR
SCHEME 1

PRINTDATE Jul 8, 2024

SCALE 1/8" = 1'-0"

A2.08

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4888 PINE CRESCENT
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Jan 2024 #5088
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COLOUR
SCHEME 2

PRINTDATE Jul 8, 2024

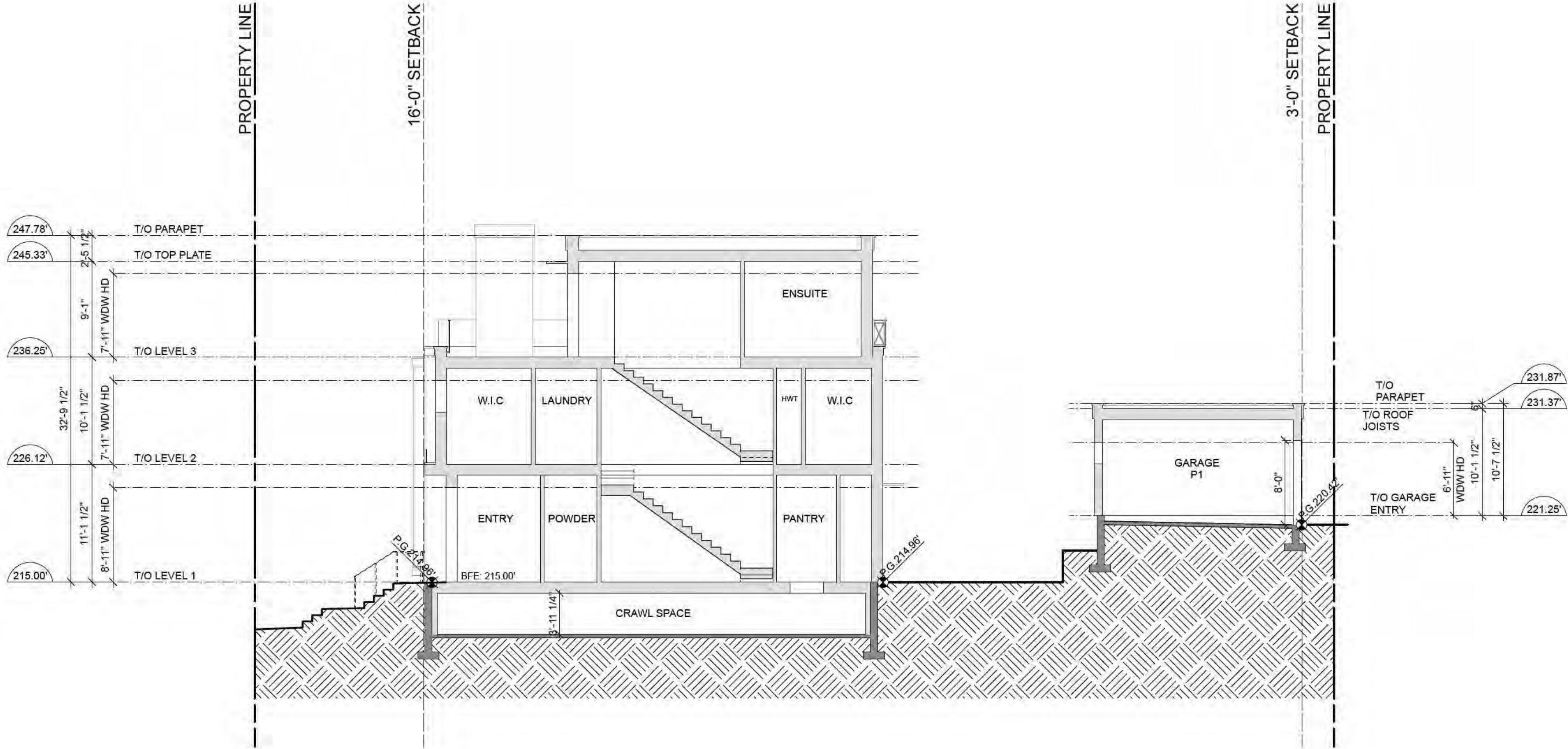
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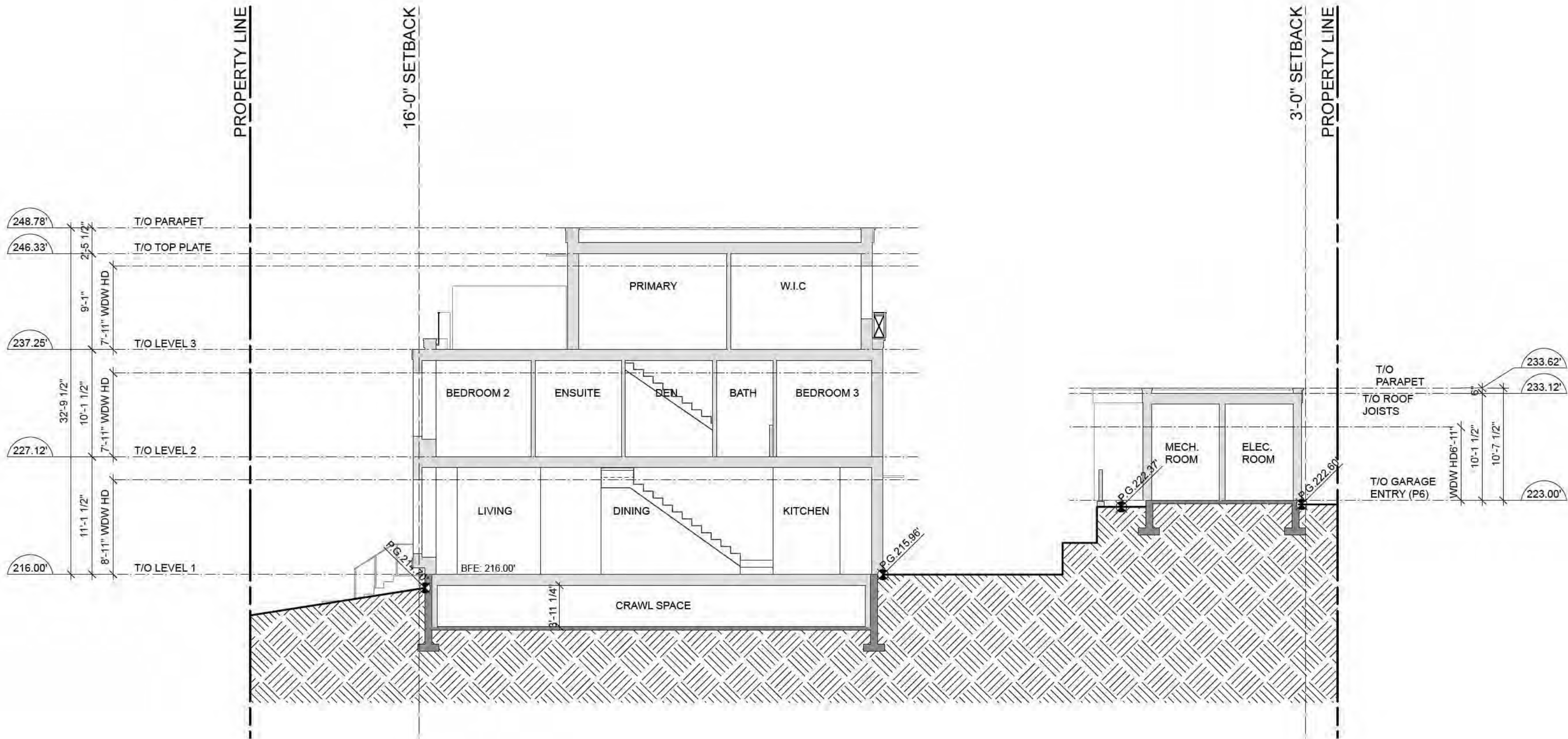
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SITE SECTION A-A
1/8" = 1'-0"



SITE SECTION B-B
1/8" = 1'-0"



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Jan 2024 #8088

DRAWING

SITE SECTIONS

PRINT DATE

Jul 8, 2024

SCALE

1/8" = 1'-0"

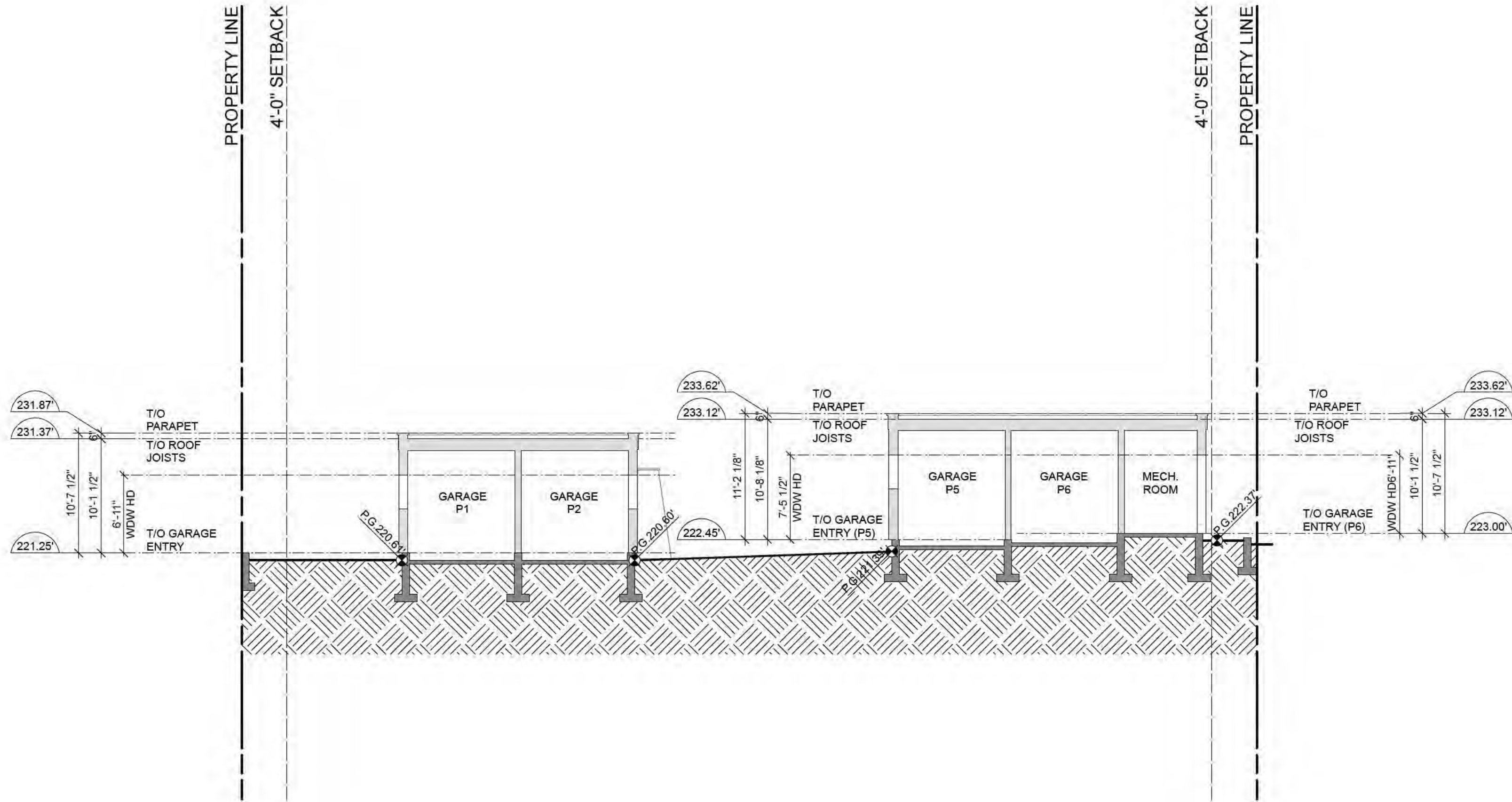
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SITE SECTION E-E
1/8" = 1'-0"



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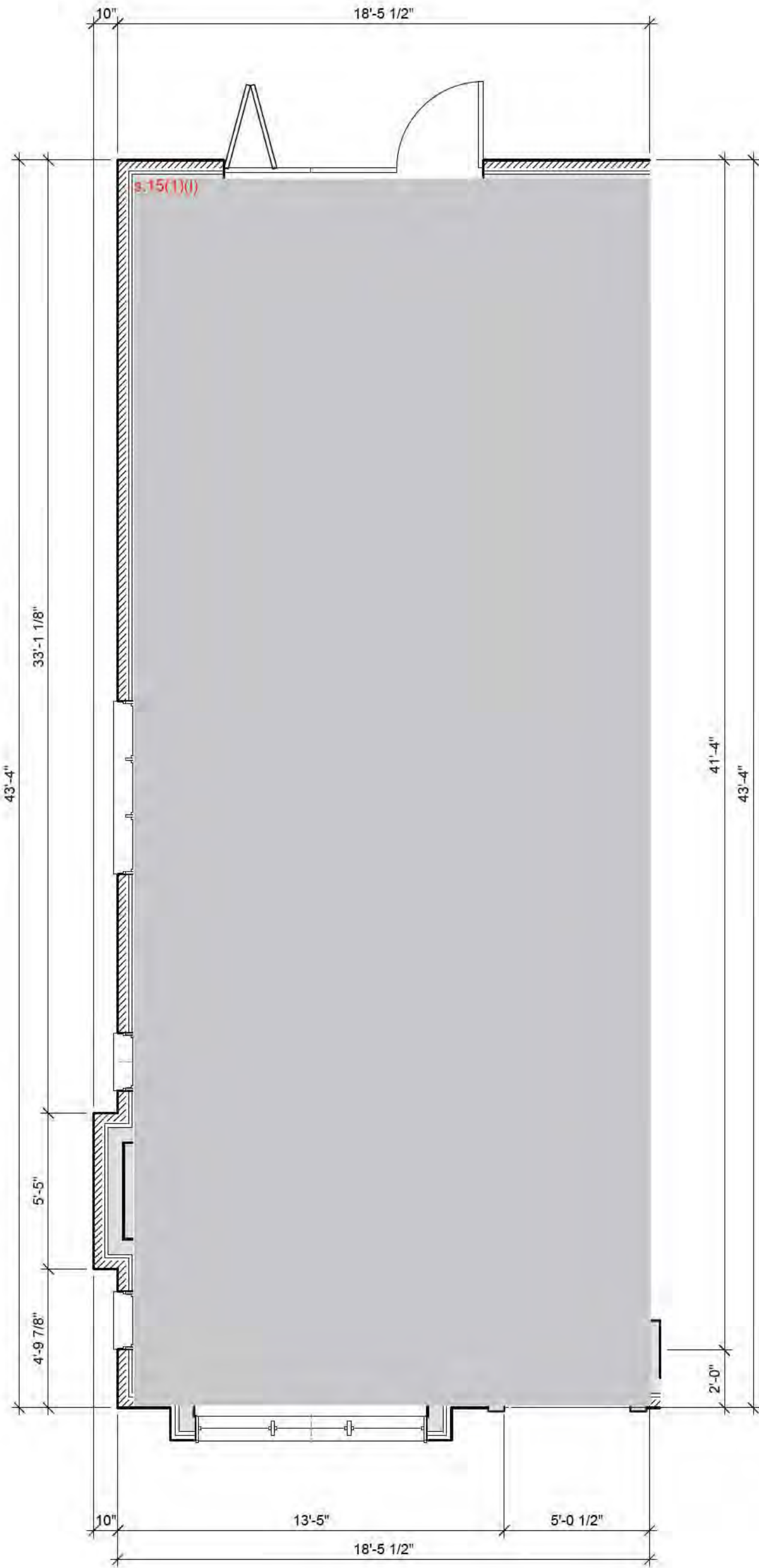
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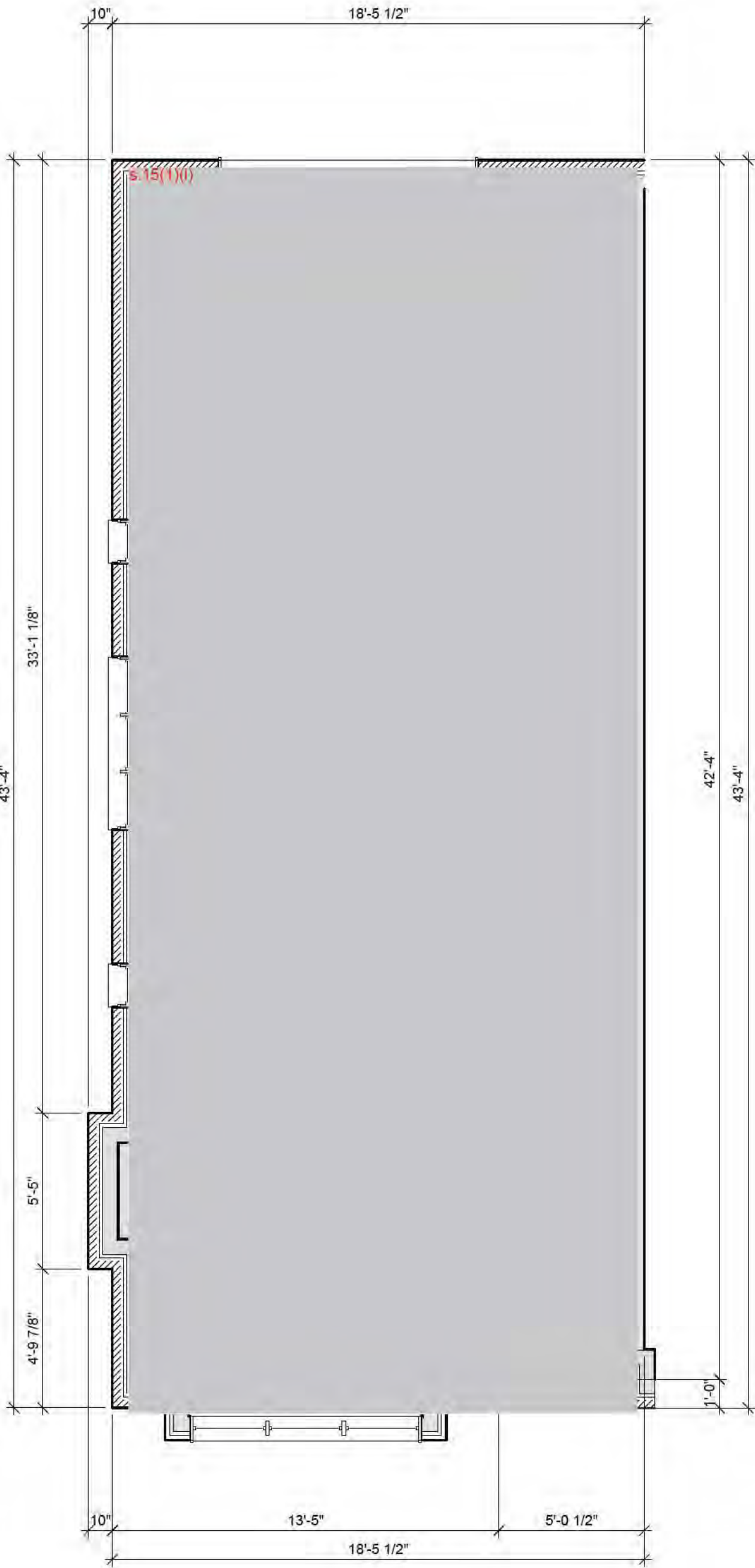
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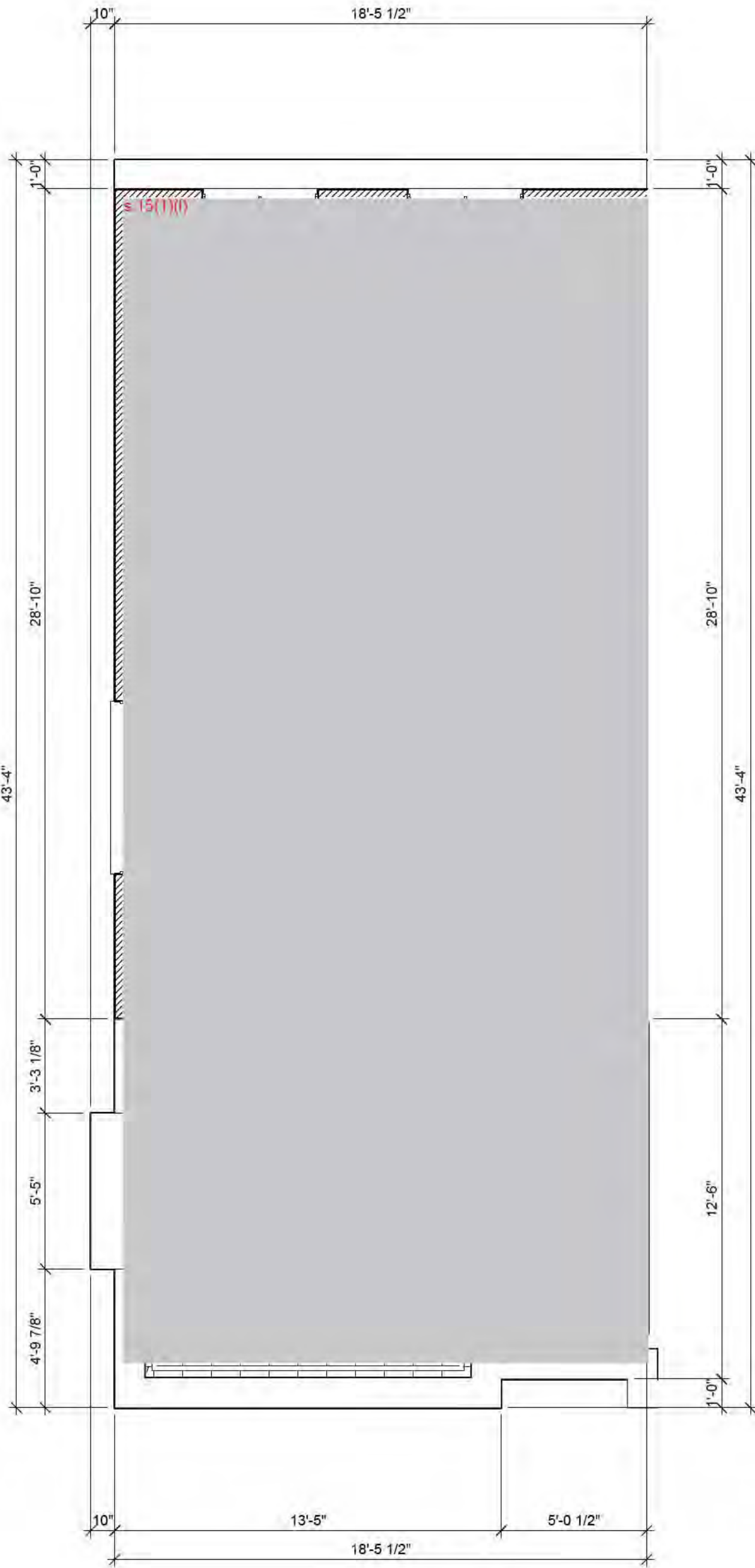
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JULY 8, 2024



LEVEL 1 PLAN
UNIT A1



LEVEL 2 PLAN
UNIT A1



LEVEL 3 PLAN
UNIT A1

UNIT TYPE A1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	794.3 SF	799.3 SF	532.2 SF	2125.8 SF
2% WALL EXCLUSION	15.9 SF	16.0 SF	10.6 SF	42.5 SF
MECH. EXCLUSION	0.0 SF	13.0 SF	0.0 SF	13.0 SF
NET	778.4 SF	770.4 SF	521.6 SF	2070.3 SF



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VANCOUVER, BC

Jan 2024 #8088
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UNIT TYPE A1
PLANS

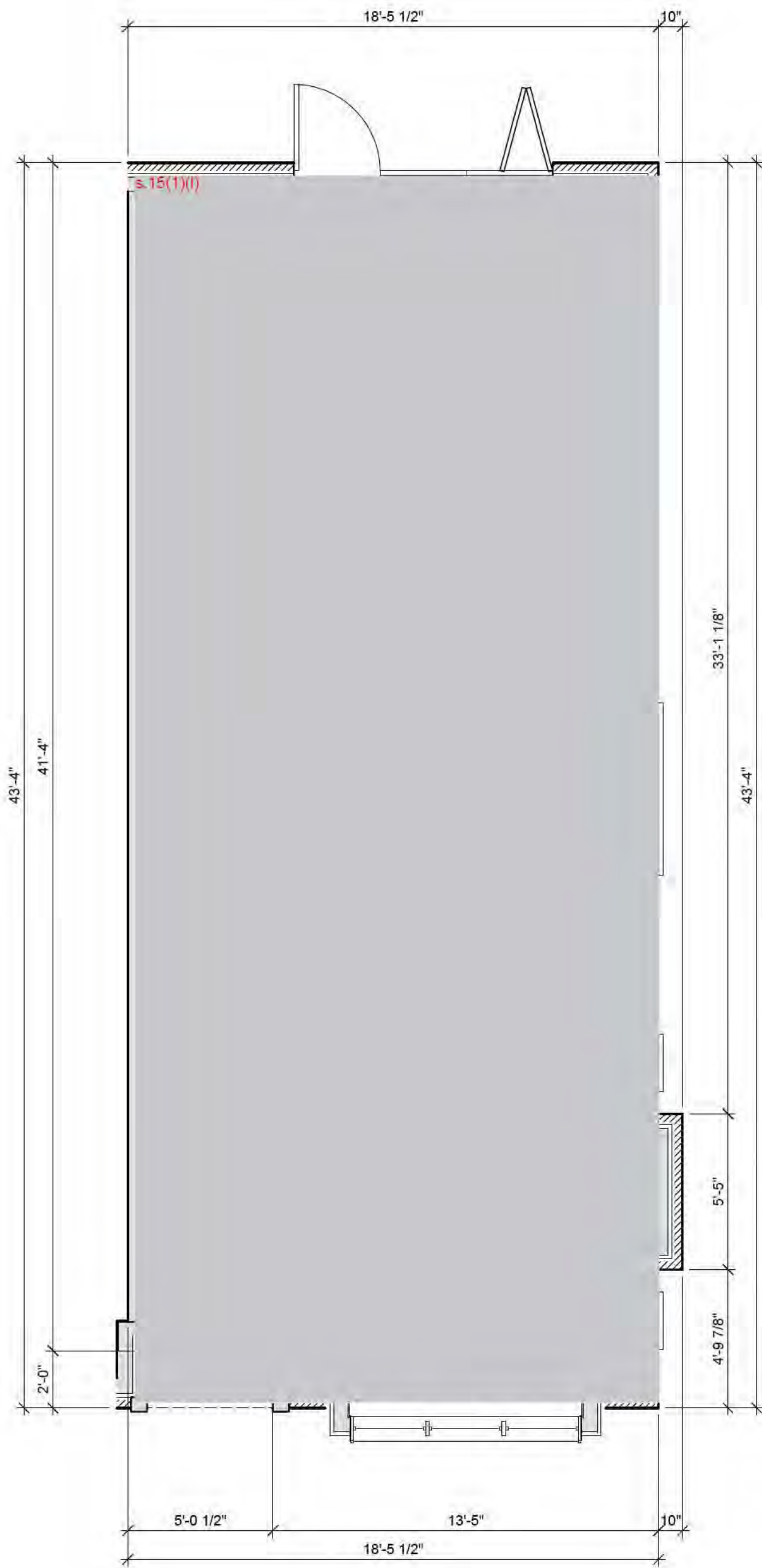
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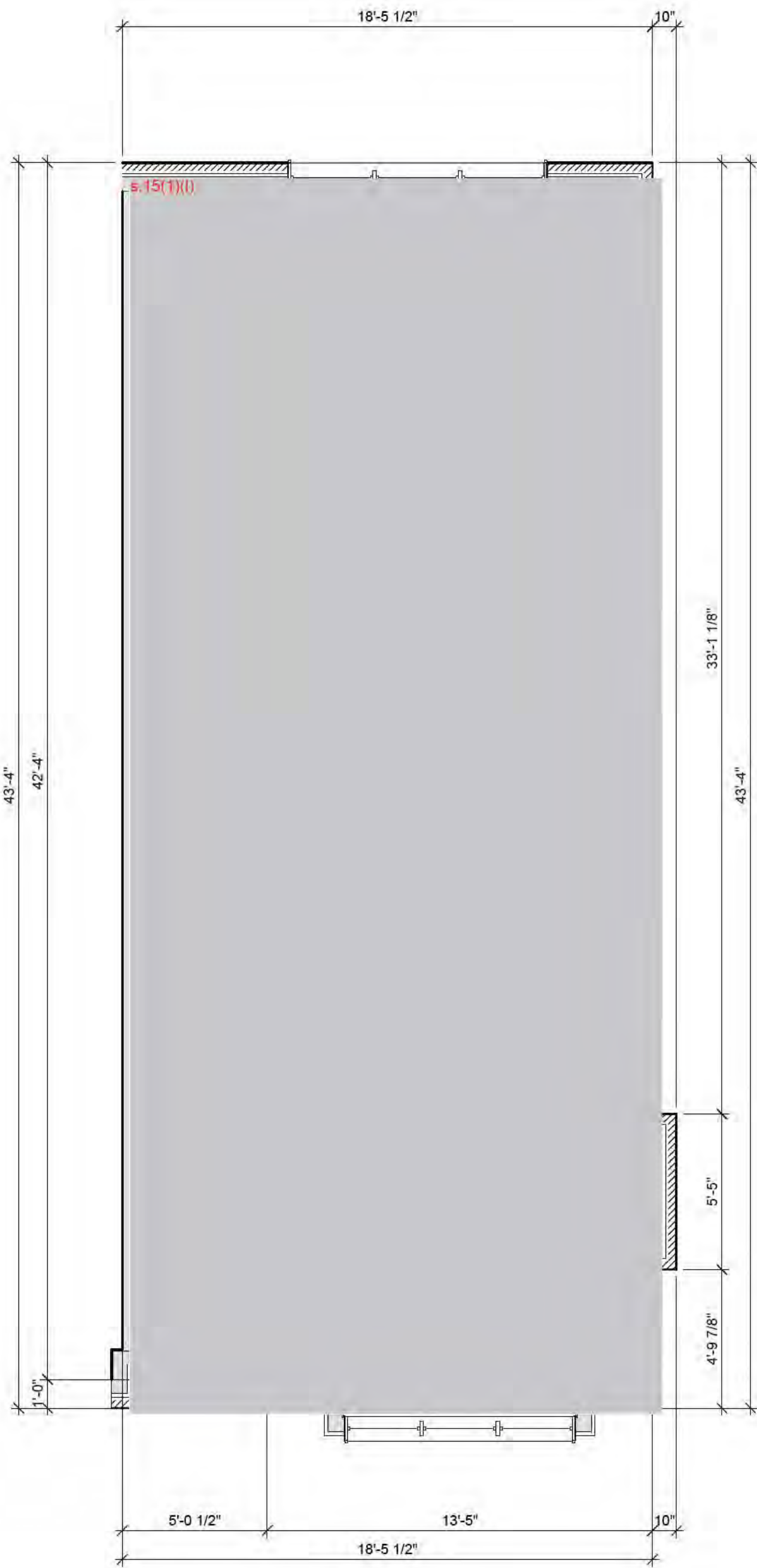
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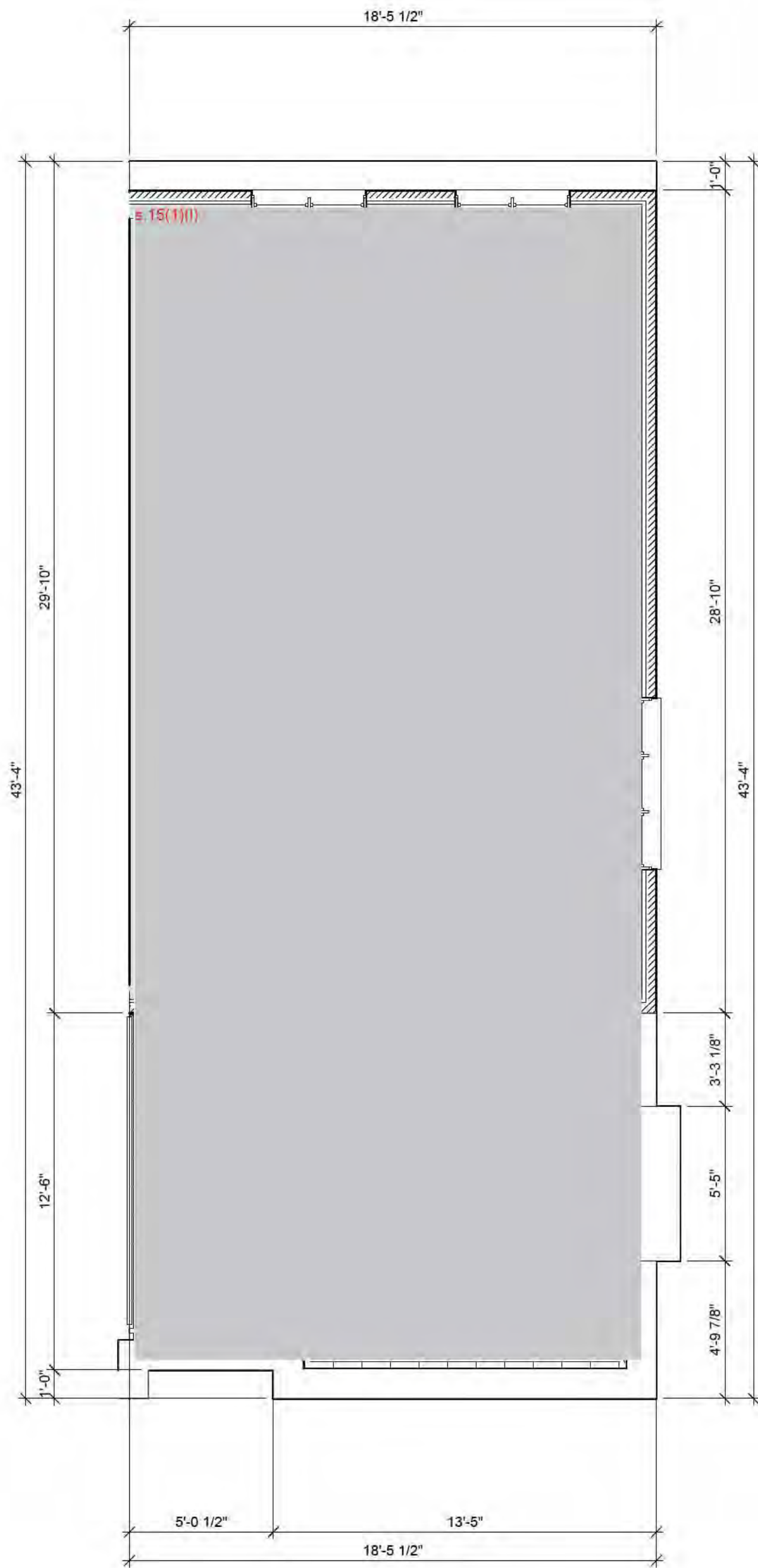
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LEVEL 1 PLAN
UNIT A2



LEVEL 2 PLAN
UNIT A2



LEVEL 3 PLAN
UNIT A2

UNIT TYPE A2 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	794.3 SF	799.3 SF	532.2 SF	2125.8 SF
2% WALL EXCLUSION	15.9 SF	16.0 SF	10.6 SF	42.5 SF
MECH. EXCLUSION	0.0 SF	13.0 SF	0.0 SF	13.0 SF
NET	778.4 SF	770.4 SF	521.6 SF	2070.3 SF



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VANCOUVER, BC

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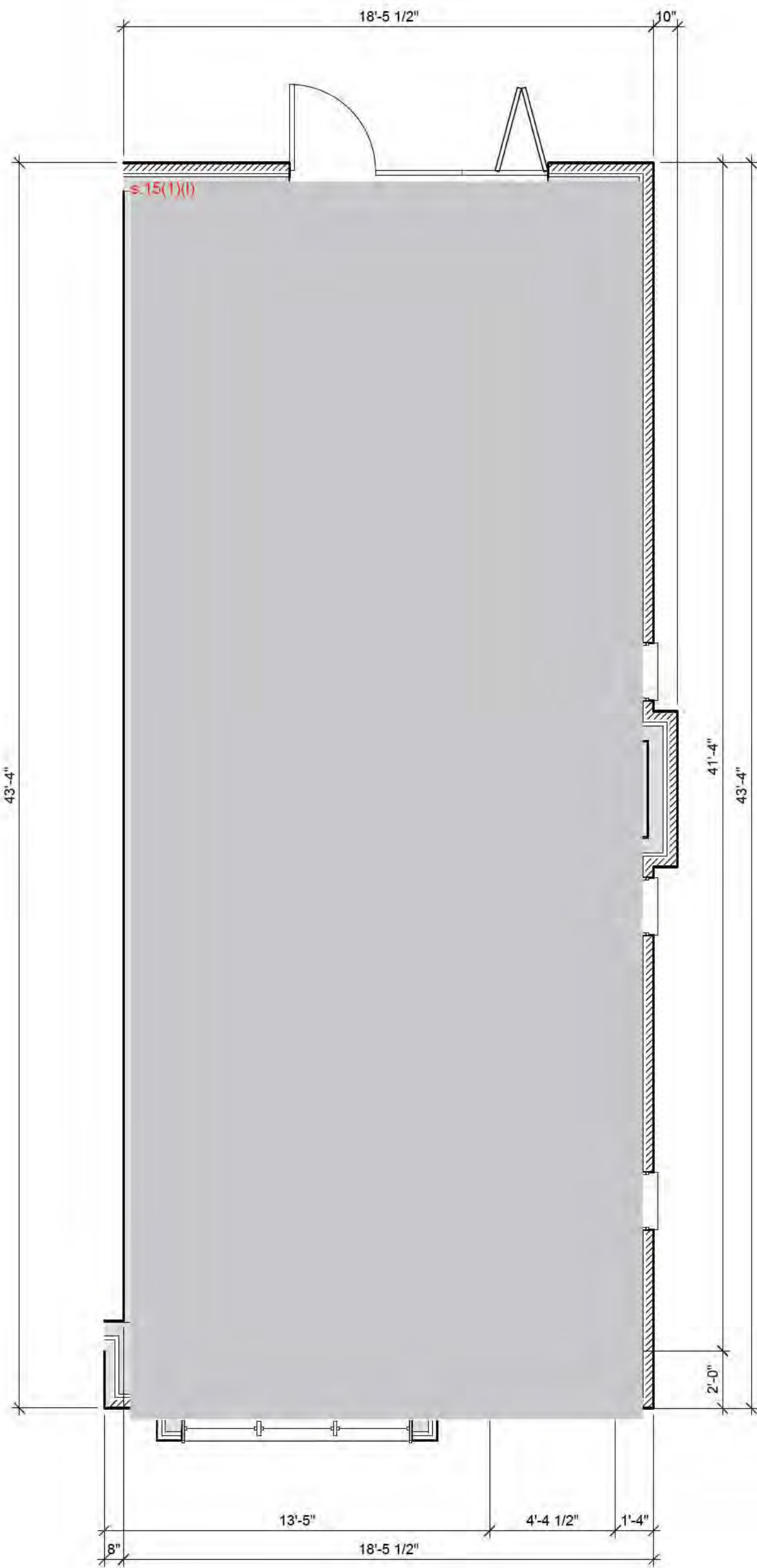
UNIT TYPE A2
PLANS

PRINT DATE Jul 8, 2024
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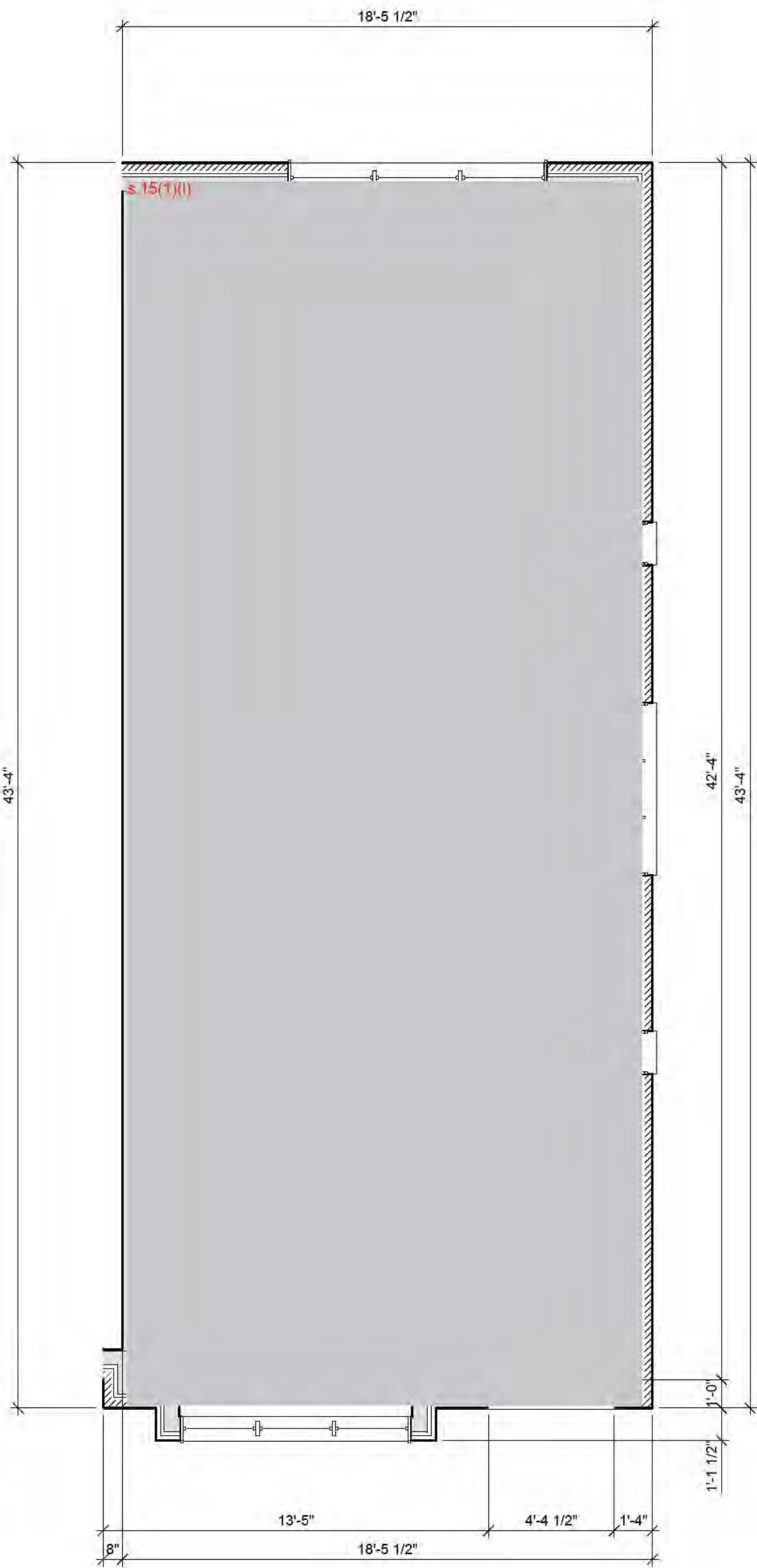
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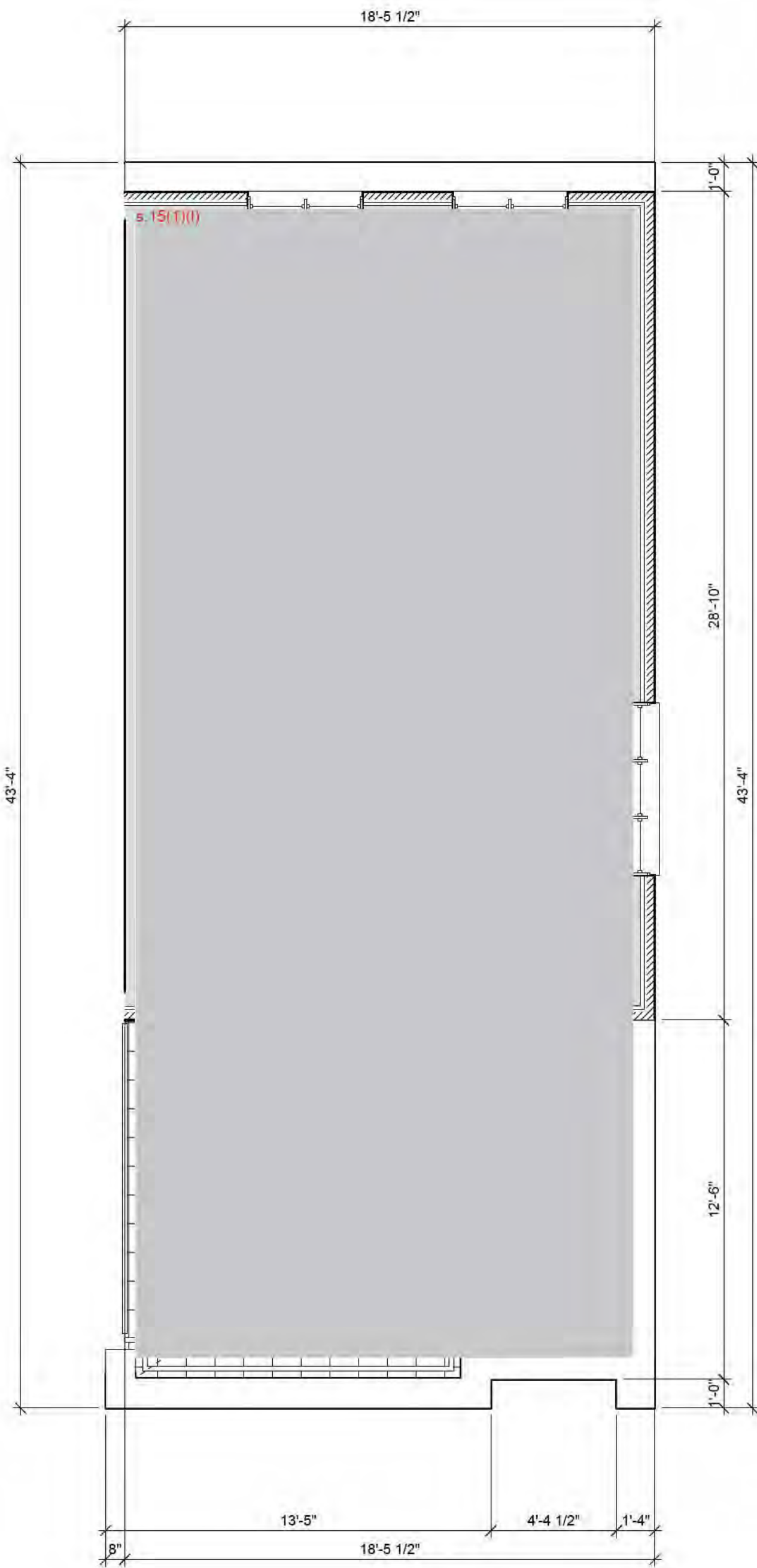
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LEVEL 1 PLAN
UNIT B1



LEVEL 2 PLAN
UNIT B1



LEVEL 3 PLAN
UNIT B1

UNIT TYPE B1 FLOOR AREAS				
	LEVEL 1 SQ. FT.	LEVEL 2 SQ. FT.	LEVEL 3 SQ. FT.	TOTAL
GROSS	797.0 SF	796.8 SF	532.2 SF	2126.0 SF
2% WALL EXCLUSION	15.9 SF	15.9 SF	10.6 SF	42.5 SF
MECH. EXCLUSION	0.0 SF	13.0 SF	0.0 SF	13.0 SF
NET	781.0 SF	767.9 SF	521.6 SF	2070.5 SF



2024-07-08

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UNIT TYPE B1
PLANS

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